



LIMASSOL - CYPRUS



for a safe and sunny Mediterranean lifestyle



The Cyprus advantage


The Mediterranean region has established itself as a preferred part of the world, where the weather is balanced – never too hot or too cold, local produce is abundant, the cuisine is both delicious and healthy, and everyday life has escaped the pressures known in other developed areas.

But within the region, some destinations are more popular than others, and Cyprus is one of them. Not only does this small island offer all the benefits of its Mediterranean profile, but it blends them with a coastline known for its string of EU Blue Flag beaches and a picturesque landscape that rises up to the hills and mountains with their evergreen forests.

Peaceful villages are proud of their UNESCO listed churches and their wine-producing vineyards. Rural festivals as well as inspiring nature trails offer a break from urban life as residents and visitors explore the cultural heritage and natural beauty of the island. This wealth combined with the hospitality of the people makes Cyprus a destination of choice among expatriates seeking a home in the sun.



Limassol, a town of many faces







Although Nicosia is the capital of Cyprus, Limassol is equally well known among business travellers and holidaymakers.

That is because this cosmopolitan town on the southern coast is the island's main shipping centre and business hub, and at the same time an exciting tourist destination.

Along the coastal road you will find all the elements of an attractive seaside resort: extended sandy beaches for bathing and water sports, a series of world-class 5-star hotels, the popular promenade, and the prestigious Limassol Marina with its exclusive outlets and luxury yachts. Both the coastal road and the city centre offer unlimited shopping and entertainment opportunities.

Spend a day in Limassol and the different languages you will hear are evidence of the cultural diversity that defines this city which is a second home to so many expatriates from around the world.





Introducing Horizon Villas



In a quiet residential area just outside the bustling centre of Limassol, two neighbouring properties, Horizon Villas, are taking shape.

Similar yet not identical, Horizon Villas offer their proud owners the luxury and comfort of a spacious, detached 3-bedroom home built on a generous plot, complete with private garden and swimming pool.

The villas will be delivered on a turnkey basis, fully furnished and ready to receive their new owners, whether they are planning on making Horizon Villas their permanent residence or a home for regular holidays.

Given the project's prime location, Horizon Villas will also appeal to investors, who can benefit from holiday rental income. In fact, buyers who do not intend to move to Limassol can take advantage of a guaranteed rental scheme that can be tailored to their plans for the future.



Location overview

HORIZON VILLAS 12

HORIZON VILLAS 13

Modern and inviting

The simple architectural lines, modern exterior materials and tasteful interior finish of the two properties reflect contemporary style, while quality construction and craftsmanship promise durability and safety. Take a closer look and you will begin to visualize what life is like at Horizon Villas.

Open the entrance door and the spacious and bright living area, dining room and kitchen will welcome you to your new home. On the upper floor you can retreat to the three ensuite bedrooms. The basement level is where you can have regular workouts in your home gym and keep the laundry out of sight. Relax in the sun, either in and around your pool in the garden, or in the privacy of your roof garden with amazing views.

Each villa is ready to receive a young family with children, or a couple that enjoys extra space to accommodate visiting family members and friends.

OVERVIEW

- Only two detached villas
- Plot size: 483.40m² / 478.50m²
- Total house area: 247.52m² / 237.25m²
- 3 Bedrooms, all with ensuite bathroom
- Private garden with swimming pool, sunbathing deck and BBQ area
- Basement with gym, laundry room, WC, storage room
- Roof garden
- Parking area

At Horizon Villas, stylish interiors and modern amenities balance comfort and convenience with contemporary aesthetics.

To ensure that you feel at home from the day you arrive, cupboards and cabinets are fitted, home appliances are built-in, and heating, cooling and communications are all operational.

INTERIOR FEATURES

- Marble floor in the living area
- Ceramic floors in the kitchen, bathrooms and on the verandas
- Parquet floor in the bedrooms
- Built-in cupboards and cabinets
- Fitted kitchen and laundry room
- Quality sanitary ware
- Split-unit air-conditioning in all rooms
- Underfloor heating
- Double glazing
- TV, telephone and internet connections
- Security system

Comfort
and
style



HOUSE 1

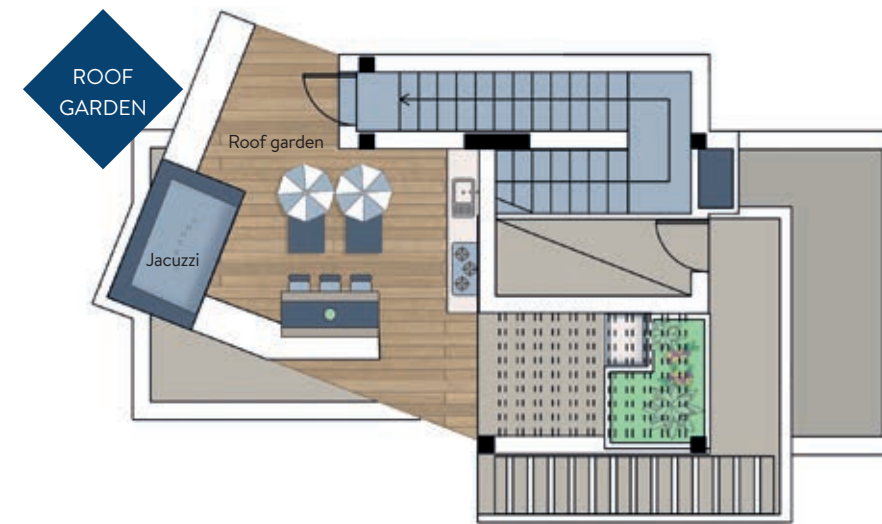
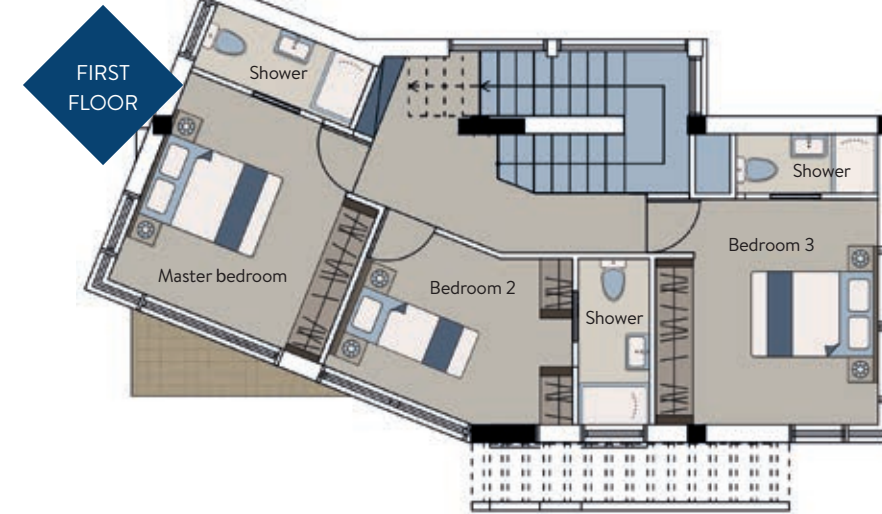
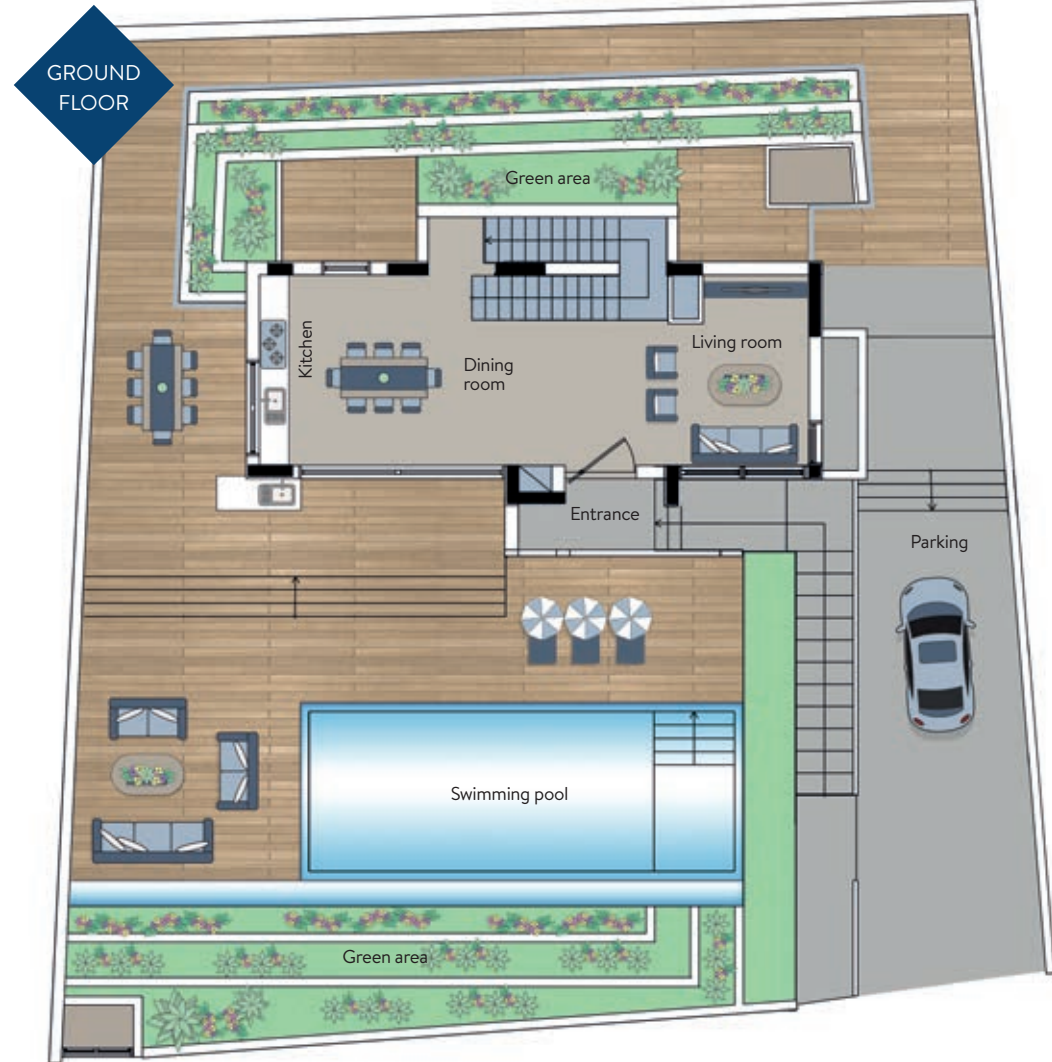
HOUSE 2

Dimensions in detail



HOUSE
1





HOUSE
1

OVERALL DIMENSIONS

Plot area:	483.40m ²
Lower floor:	97.00m ²
Ground floor:	72.28m ²
First floor:	78.24m ²
Total house:	247.52m ²
Total covered verandas:	9.92m ²
Total uncovered verandas:	151.40m ²
Parking area (uncovered):	22.50m ²
Swimming pool:	40.00m ² (10.00m x 4.00m)
Lower boiler room:	9.75m ²

LOWER FLOOR

Laundry room:	21.70m ² (extra shower 3.35m ²)
Gym:	19.25m ² (5.15m x 3.20m + 3.35m x 1.10m)
Shower:	4.20m ² (2.80m x 1.50m)
Storage:	4.50m ²
Boiler room:	9.75m ² (2.60m x 1.45m + 3.00m x 2.00m)
Green space:	53.55m ²

GROUND FLOOR

Kitchen:	23.00m ² (5.55m x 4.30m)
Living room:	24.60m ² (6.80m x 3.20m + 2.40m x 1.10m)
Server room:	0.60m ² (0.60m x 1.00m)
Uncovered verandas:	147.70 m ²

FIRST FLOOR

Master bedroom:	12.10m ² (extra shower 3.25m ² & wardrobe 1.70m ²)
Bedroom 3:	9.70m ² (extra shower 3.35m ² & wardrobe 1.10m ²)
Bedroom 3:	12.35m ² (extra shower 2.30m ² & wardrobe 1.80m ²)
Uncovered verandas:	3.70m ²

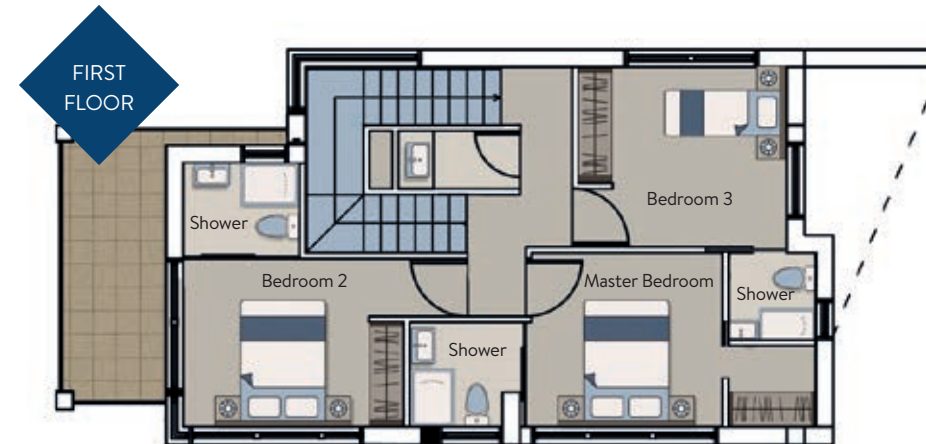
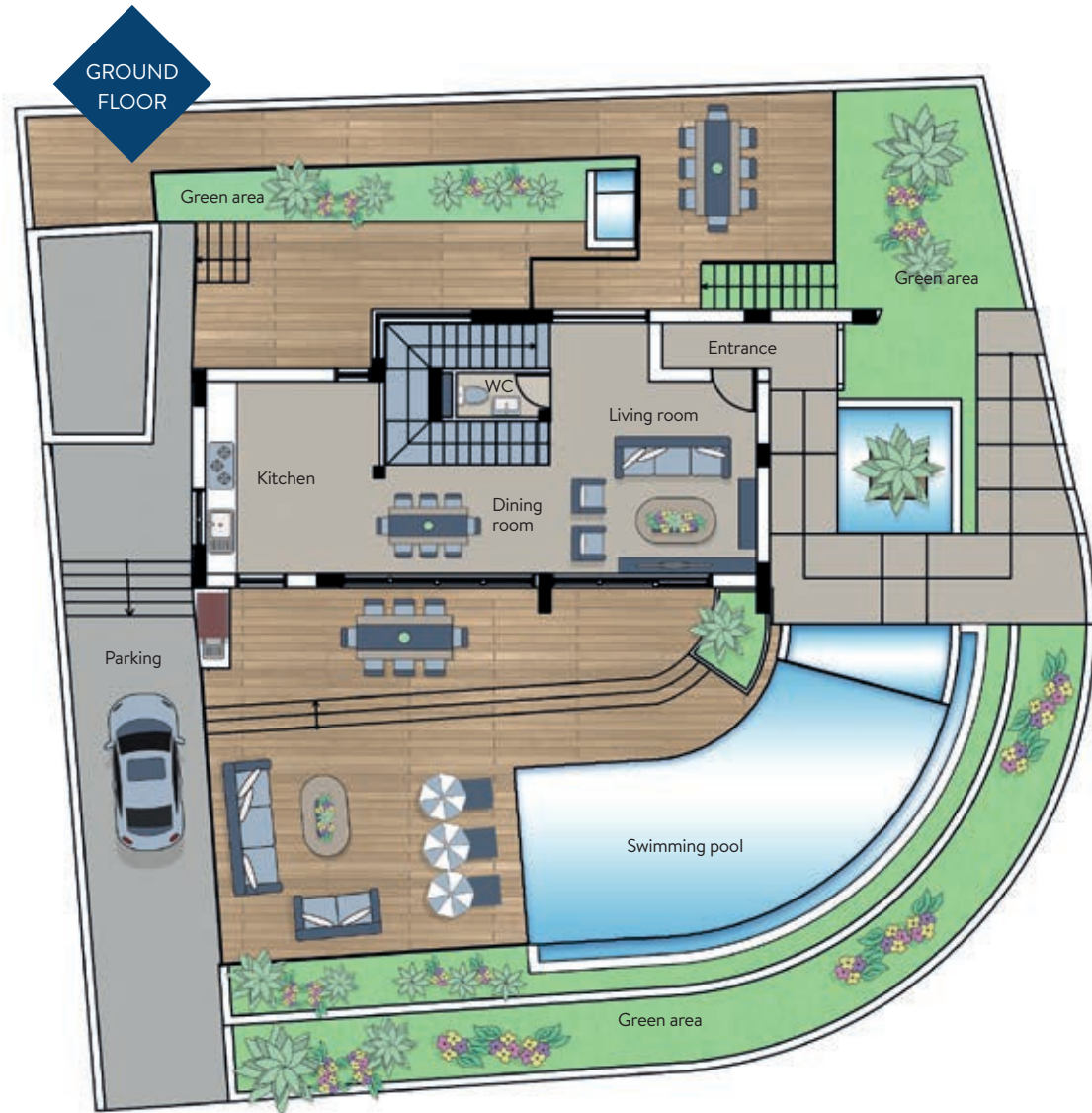
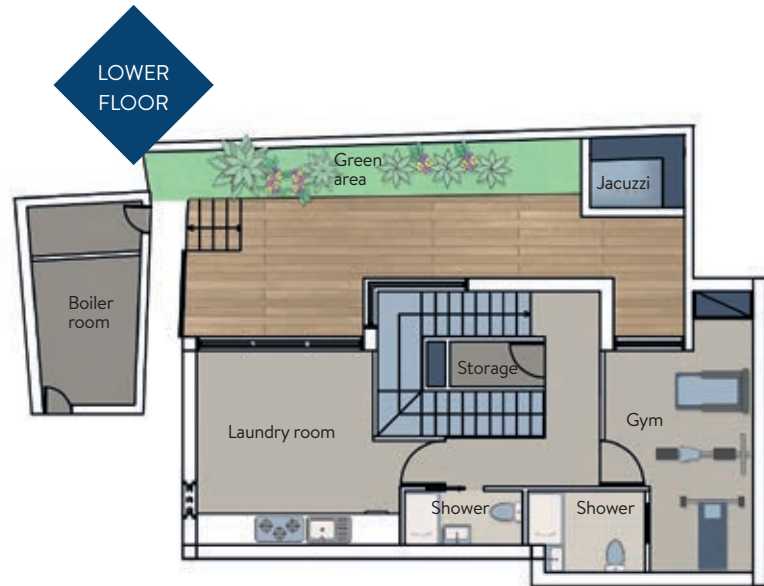
ROOF GARDEN

58.10m ²



HOUSE
2





HOUSE
2

OVERALL DIMENSIONS

Plot area:	478.50m ²
Lower floor:	89.00m ²
Ground floor:	75.10m ²
First floor:	73.15m ²
Total house:	237.25m ²
Total covered verandas:	20.45m ²
Total uncovered verandas:	183.65m ²
Parking area (uncovered):	14.00m ²
Swimming pool:	49.60m ² (12.40m x 4.00m)
Barbecue:	4.00m ²
Lower boiler room:	7.30m ²

LOWER FLOOR

Laundry room:	19.15m ²
Gym:	15.90m ² (3.30m x 3.00m + 2.30m x 1.90m + 1.30m x 1.30m)
Shower for gym:	4.45m ²
Shower:	3.15m ² (2.60m x 1.20m)
Storage:	4.95m ² (2.10m ² + 2.85m ²)
Boiler room:	7.25m ² (3.25m x 2.45m)
Green space:	46.25m ²

GROUND FLOOR

Kitchen:	16.15m ² (3.90m x 4.30m)
Dining room:	9.50m ² (3.95m x 2.40m)
Living room:	15.70m ² (4.60m x 3.35m)
Guest WC:	2.10m ² (2.10m x 1.00m)
Uncovered verandas:	183.65m ²

FIRST FLOOR

Master bedroom:	10.20m ² (extra shower 2.60m ² & wardrobe 2.10m ²)
Bedroom 2:	10.95m ² (extra shower 3.30m ² & wardrobe 1.10 m ²)
Bedroom 3:	11.15m ² (extra shower 2.25m ² & wardrobe 1.20m ²)
Covered verandas:	10.00m ²

ROOF GARDEN

48.50m²

A secure investment



Buying property involves a serious investment that deserves serious consideration. So, why do foreign buyers choose to invest in Cyprus?

At a time of geopolitical uncertainty in so many areas around the world, Cyprus has emerged as a stable EU member state in the most favourable and accessible geographical location.

This bridge between East and West has proved to be a safe and hospitable haven with an excellent quality of life. Infrastructure is well developed, professional services and private health care are of a very high standard.

With the lowest crime rate in Europe, safety is a key factor, especially among investors who plan on visiting regularly or even relocating to Cyprus with their family.

If you have any doubts or questions, consult a reputable and independent advisor who will put your mind at ease, so you can invest with confidence and enjoy life in Cyprus.



HORIZON VILLAS





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DISCLAIMER

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All drawings, dimensions, computer generated images and construction specifications are indicative and not legally binding.