

LUXURY LIVING
CONTEMPORIST

BELVEDERE

HEIGHTS

A STYLISH, CONTEMPORARY AESTHETIC

The Belvedere Heights are built using the very latest in construction technology, creating a façade that is both stunning aesthetically, but also highly functional and practical. Its exterior ceramic cladding, creating a unique design effect, also serves to lower maintenance costs, as the material resists changes in temperature and atmosphere, thus needing minimal to no future aftercare.

Living spaces are designed with special attention and care, making every effort to utilize all corners and ensure maximum space and comfort. Entrances are securely gated, with each villa entrance facing a different street, allowing for utmost privacy and safety. Large, carefully placed windows create an ultra-modern exterior, and also stream in an abundance of natural light while offering up a clear view of the nearby coastline, as well the pool, sun deck, and lusciously landscaped gardens. In this way, the beautiful outdoors is never out of sight.

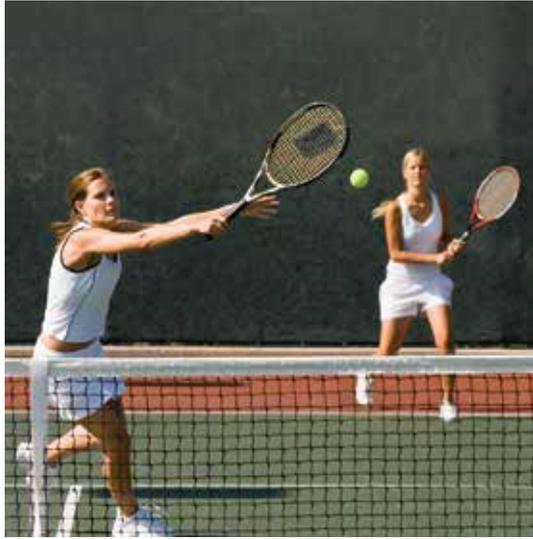
Finally, each villa is outfitted with smart home elements, and eco-friendly solar panels to take advantage of Cyprus' year-round sunshine.

The Lower Ground level, which provides direct access to the pool and garden, comprises two covered parking spaces, a fully equipped maid's quarters,



BELVEDERE

as well as a multi-functional area which can be converted into a gym space. The Ground Floor level features sundrenched living areas, thanks to the large floor-to-ceiling windows that reach up to the first floor, creating a brightly illuminated, airy living space. The kitchen, also located on this floor, is outfitted with the finest of the Scavolini brand line, providing residents with the very best in style as well as quality. A large balcony that runs all across the main living areas completes the ground floor, and allows residents to sit back and enjoy the delights of Cyprus' year-round sunshine. The First Floor level houses the villas' three en-suite bedrooms, with a Master Bedroom that boasts its own covered balcony, an en-suite shower and separate bathtub, as well as a walk-in closet.



BELVEDERE
LUXURY HOMES



LUXURY LIVING IN LIMASSOL

Surrounded by spectacular views of the sparkling Mediterranean Sea, the Belvedere Heights embody the latest trends in luxurious living. Situated on an elevated plain in one of Limassol's most exclusive areas, these two four-bedroom villas sit side by side but separate, featuring a bold display of contemporary architecture, combined with stylish elegance and practical functionality. Limassol, the second largest city in Cyprus, is renowned for its vibrant atmosphere, a rich and colorful history, as well as its thriving commercial center that caters to a large international community.

Our two villas rest atop a quiet knoll in Mouttagiaka, one of the Limassol's most up-market residential areas, and a stone's throw from the azure coastline for which the city is famous. With breathtaking views of the Mediterranean below, the Belvedere Heights are minutes away from popular beaches, five star hotels, and the spectacular sunsets of the St. Raphael Marina. Combined with the buzzing liveliness of the nearby Yermasogeia Area which offers a plethora of restaurants, cafés, high-end boutiques and other businesses, this makes Mouttagiaka one of the most sought-after neighborhoods in Limassol.

OUR LOCATION



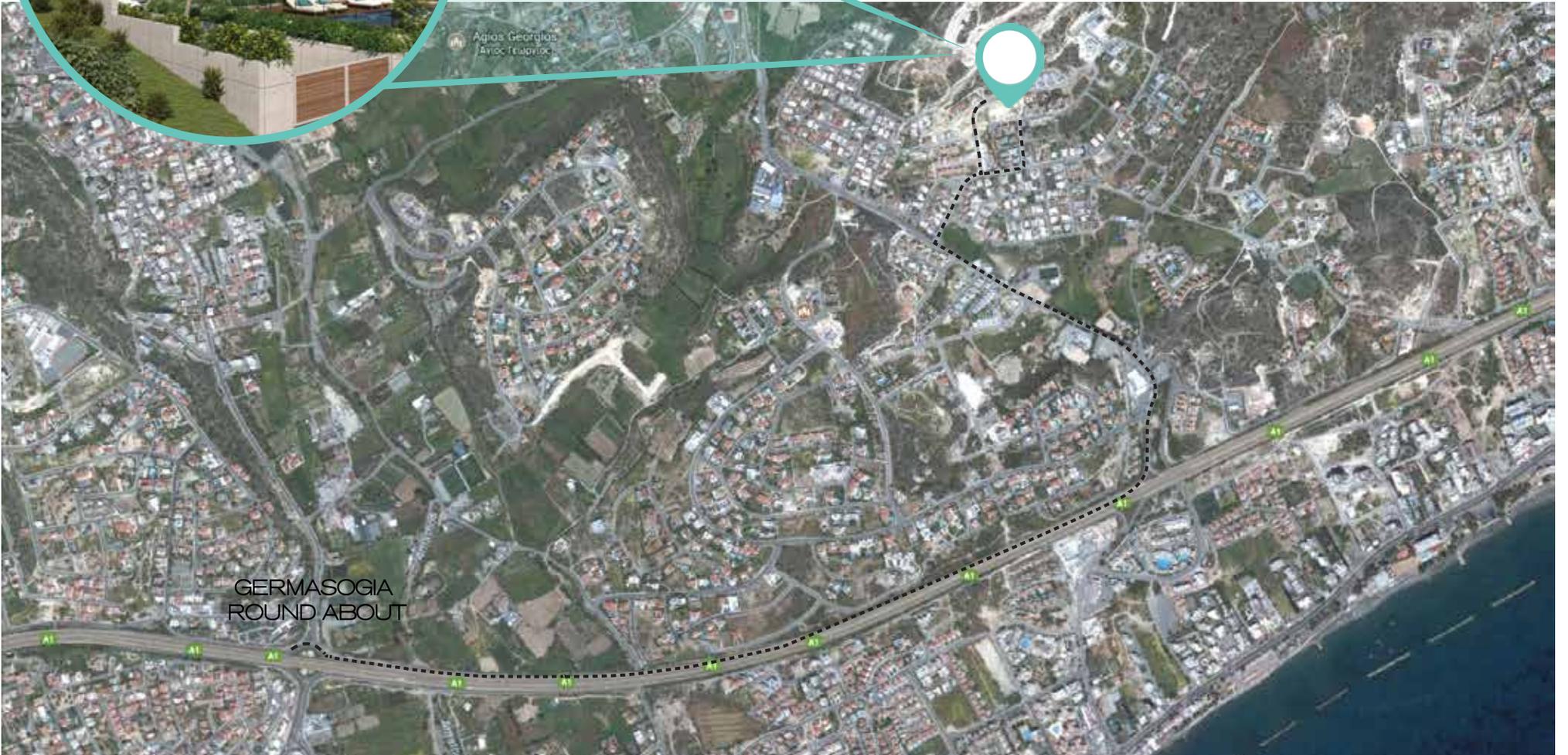
Near by
St. Raphael Marina
to park your
private yacht



5 min driving
distance from
the beach

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OUR LOCATION



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HEIGHTS

Villa B - Villa A



BELVEDERE
HEIGHTS

Villa A



BELVEDERE
HEIGHTS

Villa A



BELVEDERE
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LIVING THE CYPRUS DREAM

At first glance, Cyprus is the embodiment of laid-back, island life. With 340 days of glorious sunshine, a coastline of seemingly endless stretches of golden sand surrounded by the crystal-clear waters of the Mediterranean Sea, and a rich and colorful history to boot, who would want to live elsewhere?

But beyond its intricate mosaic of nature, culture, and history, Cyprus is also a modern, cosmopolitan business hub, strategically situated at the crossroads of three continents: Europe, Asia, and the Middle East. Additionally, Cyprus is committed to offering considerable incentives to investors, particularly through the Citizenship by Investment Program.

Through this program, third country nationals are eligible to obtain EU citizenship with a Cyprus passport, through an investment of a minimum of €2M in any residential real estate, land development, or infrastructure projects. EU Citizenship has countless benefits, including travel without visa to more than 150 countries, and the opportunity to enjoy Cyprus' competitive tax regime as well as some of the finest education and healthcare institutions in the world.

Villa A



BELVEDERE
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Villa A



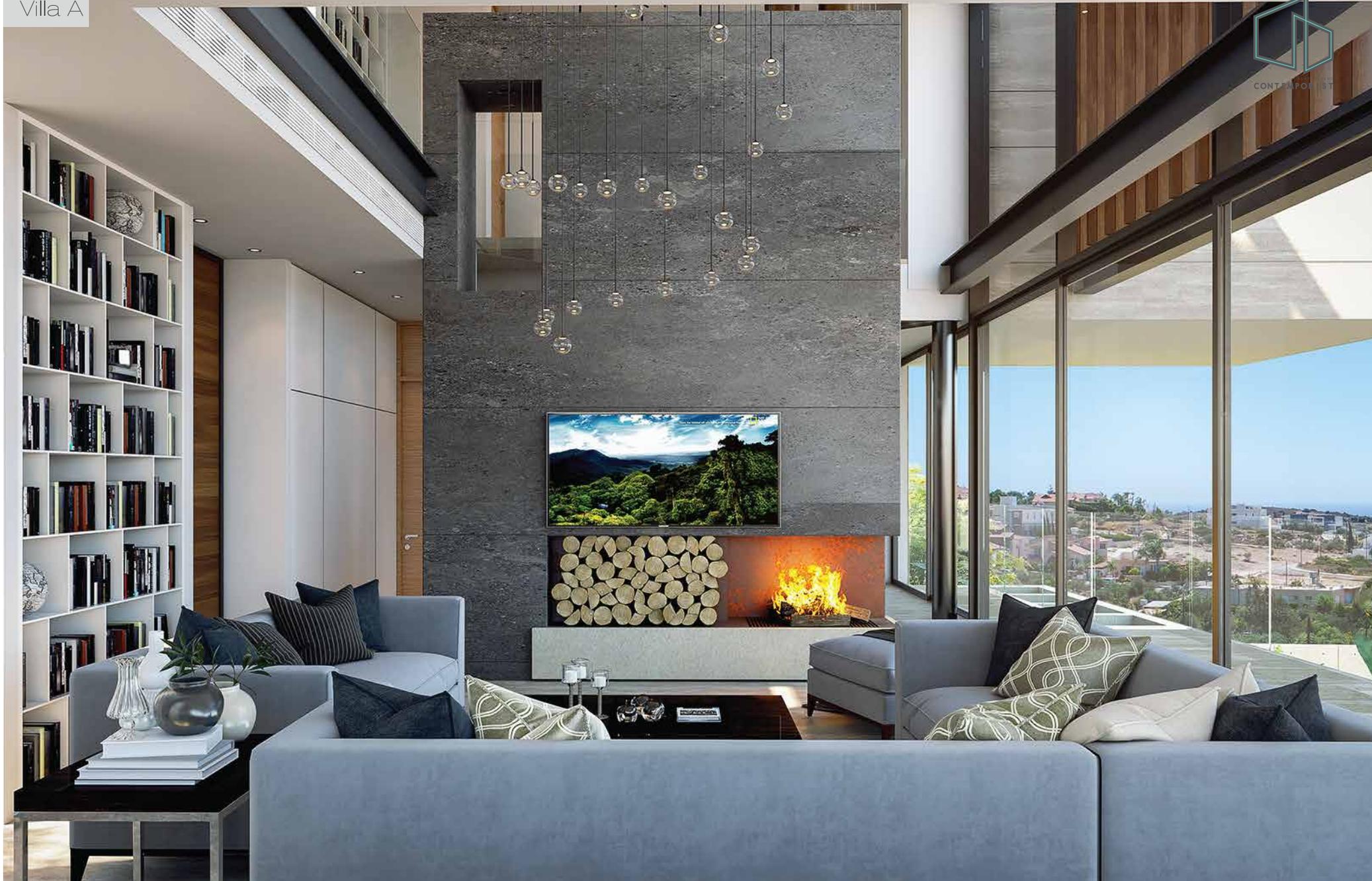
BELVEDERE
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Villa A



BELVEDERE
HEIGHTS

Villa A



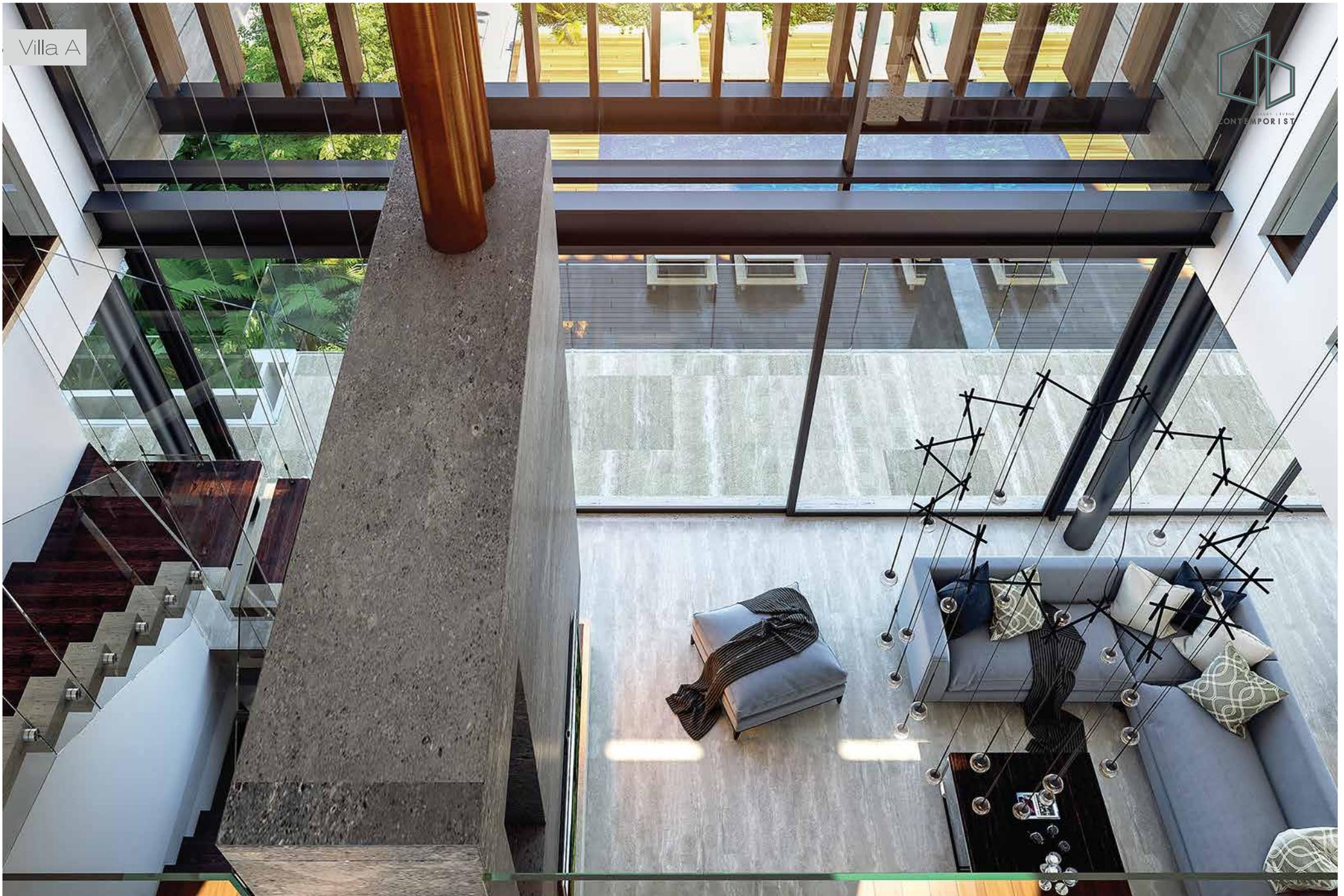
BELVEDERE
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Villa A



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Villa A



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Villa A



BELVEDERE
HEIGHTS







Villa B



BELVEDERE
HEIGHTS

Villa B



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Villa B



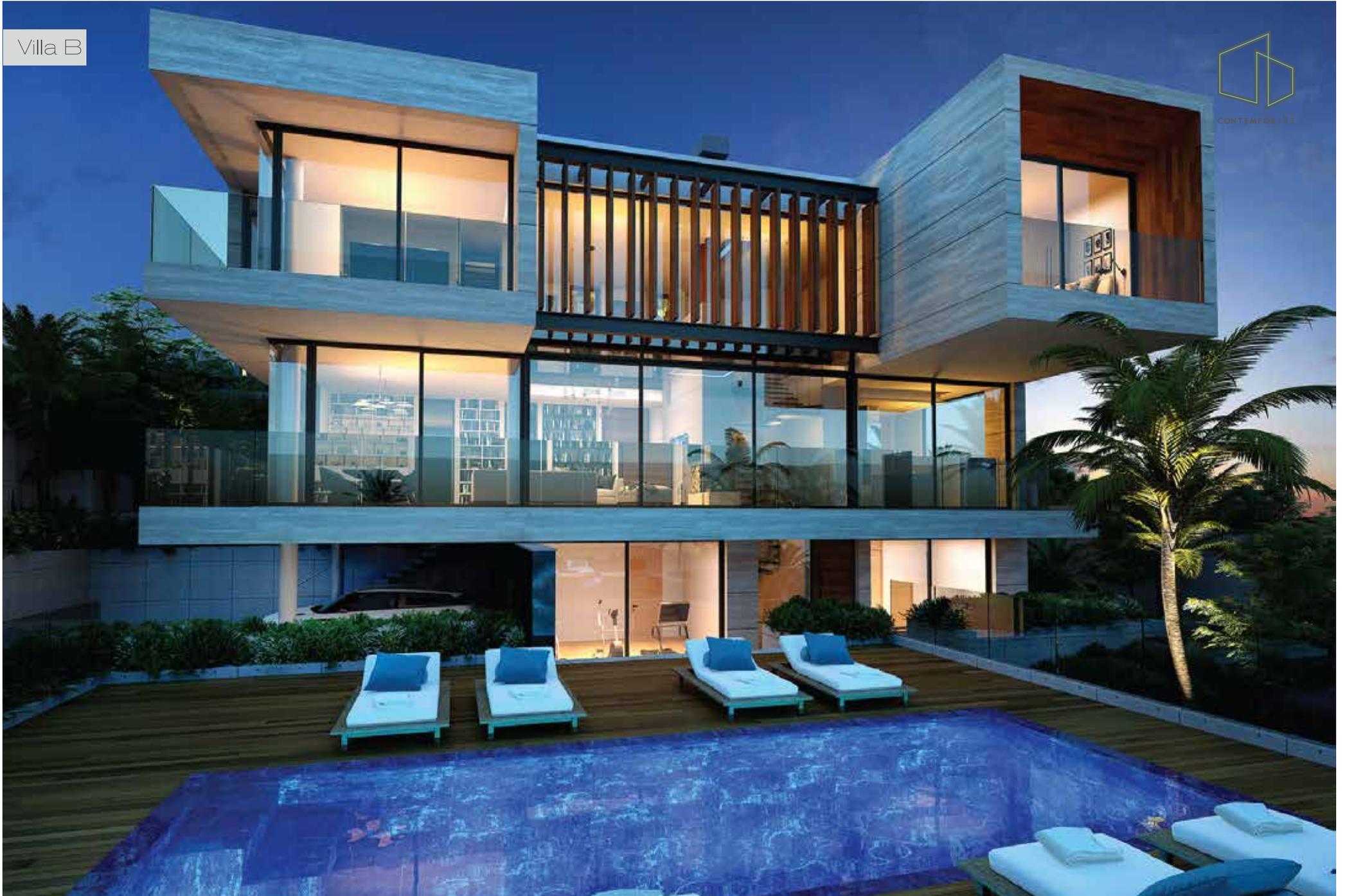
BELVEDERE
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Villa B



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Villa B



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WHO WE ARE

We are Contemporist. A dynamic team of talented companies, all of which enjoy well-established reputations and long-standing experience in their fields in Cyprus and beyond, combining their respective capacities to become the leaders in luxury living. The company comprises:

Architect: HSC – ARCHITECTS LLC Nicholas Shantos
An architecture firm with a wide range of experience including private residences, residential blocks, offices, hotels, and more, both in Cyprus and abroad. Passionate about design and quality, HSC – ARCHITECTS LLC is committed to adding value to the communities and clients with which they work.

Interior Designers: Salt & Pepper
Cyprus' leading interior design firm is made up of a team of young, energetic professionals united by a love of beauty, design, color and aesthetic. Salt & Pepper helps create dream homes through their extensive knowledge, cutting-edge products, and vast infrastructure.

Main Constructor: D.T.A. Athanasiou Construction
A major construction, renovation, roadwork and maintenance contractor based in Limassol, with the ability to deliver end-to-end projects. D.T.A. Athanasiou Construction prides itself on its technical excellence and complete customer satisfaction.



Villa B



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Villa B



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Villa B



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Villa B



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WHERE STYLE AND QUALITY ARE THE STANDARD

The Belvedere Heights are fitted throughout with premier quality materials and finishes. A team of highly-skilled interior designers have carefully tailored every corner, not making a single compromise when it comes to quality or style. From the elegant Scavolini branded kitchens to the top-of-the-line Küppersbusch electrical appliances and Italian GD Dorigo doors, the Belvedere Heights promise a lifestyle of unparalleled world class elegance.

Our brands include:

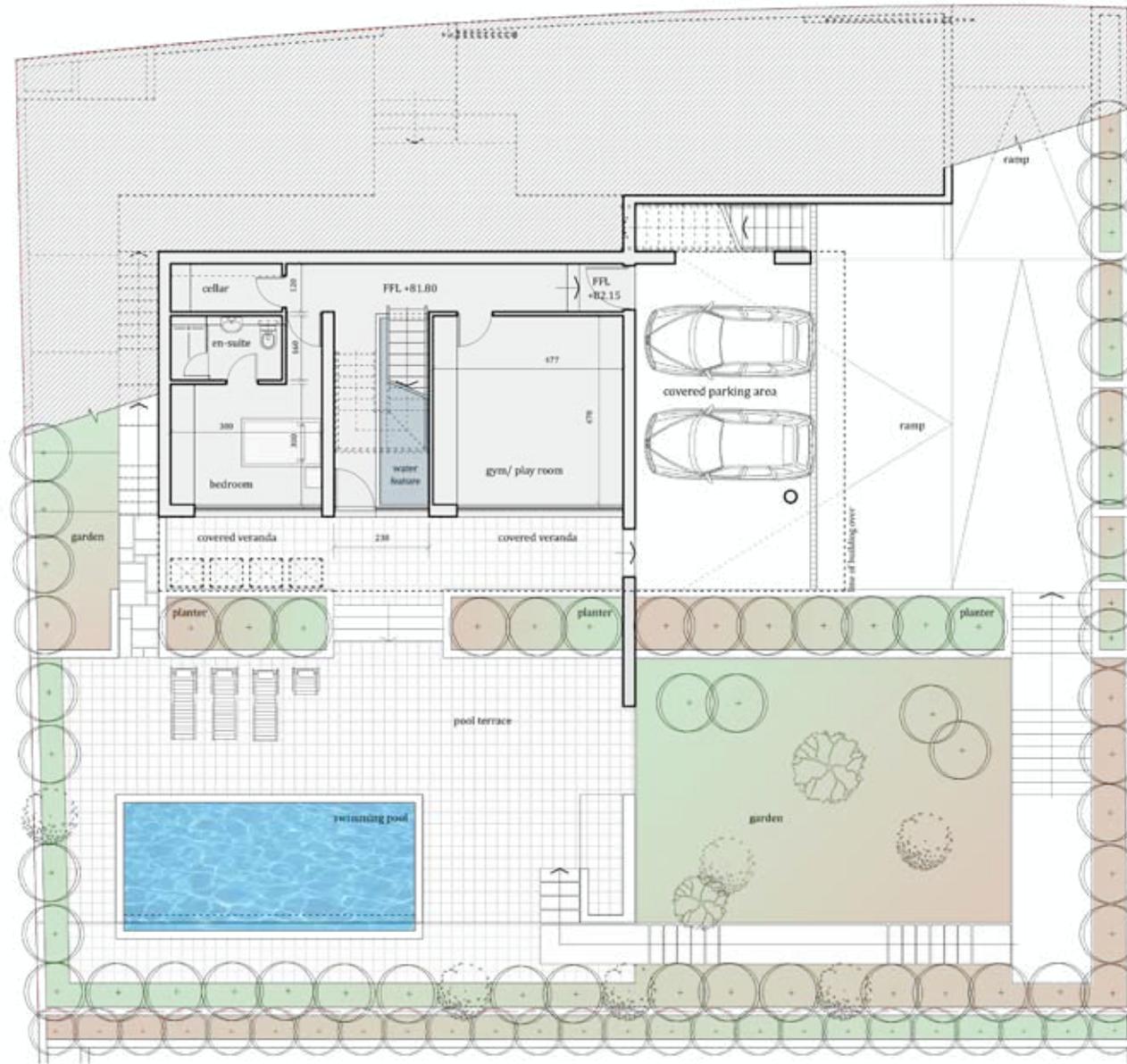
- (Scavolini) Kitchens
- (Atlas Concorde) Ceramic Floors
- (Inalco) Exterior Ceramic Cladding
- (Poliform) Wardrobes and Walk-In Closets
- (Original Parquet) Parquet Floors
- (Küppersbusch) Electrical Appliances
- (GD Dorigo) Internal Doors
- (Golden Door) External Safety Doors





Approximate Schedule of Sales Areas

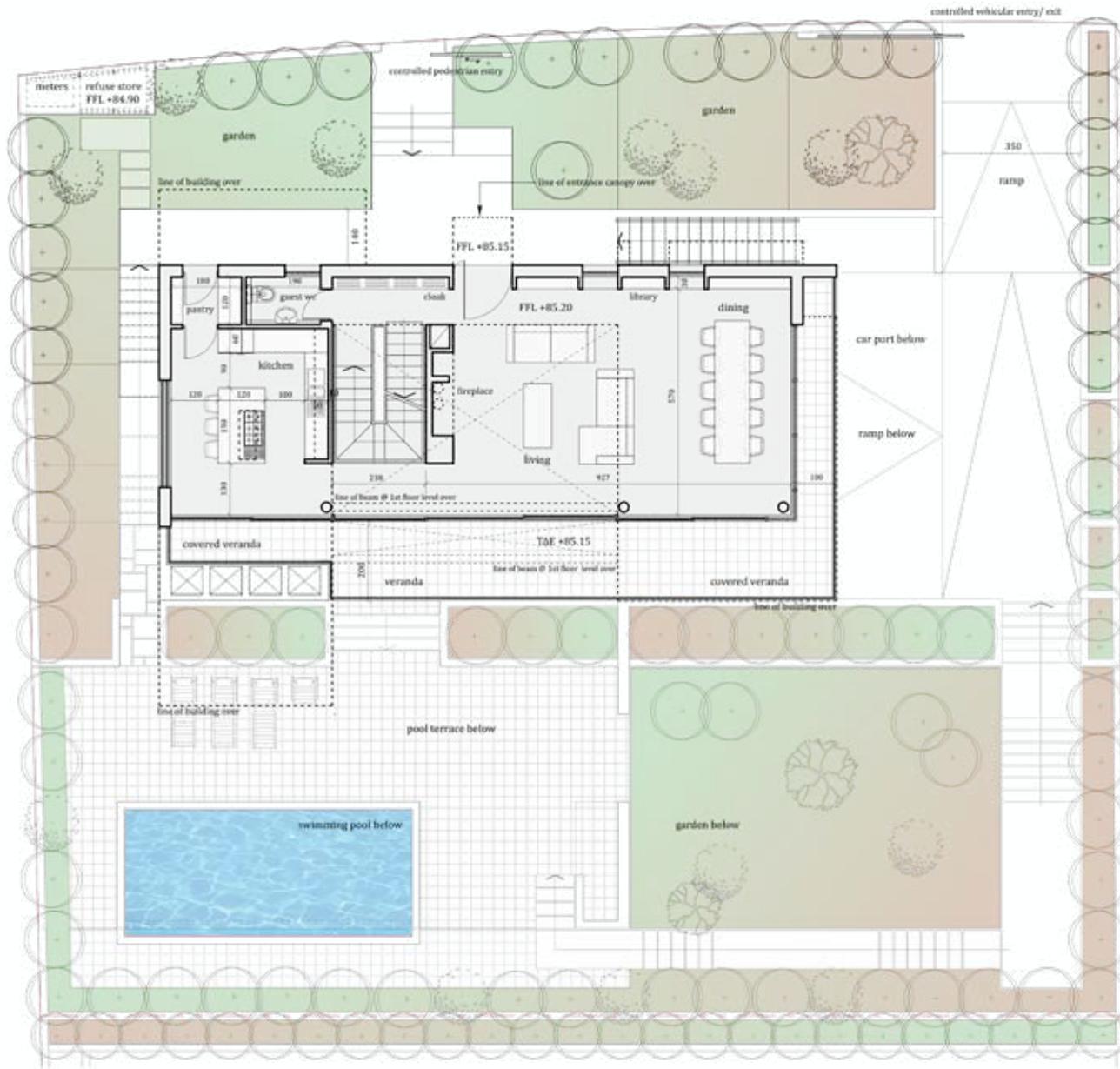
	Description	Land Area (sqm)	[1] Internal Area (sqm)	[2] Basement Area (sqm)	[3] Covered Veranda Area (sqm)	[4] Covered Parking Area (sqm)	[A=1+2+3+4] Total Covered Area (sqm)	[5] Uncovered Veranda Area* (sqm)	[B=A+5] Total Area (sqm)	Pool Area (sqm)	Parking (No.)
Residence A	4-bed	682.5	210.8	79.0	59.7	44.1	393.6	119.2	512.8	23.3	2
Residence B	4-bed	682.5	210.8	79.0	59.7	44.1	393.6	117.9	511.5	20.7	2



Basement / Lower
Ground floor plan (Villa A)

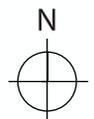
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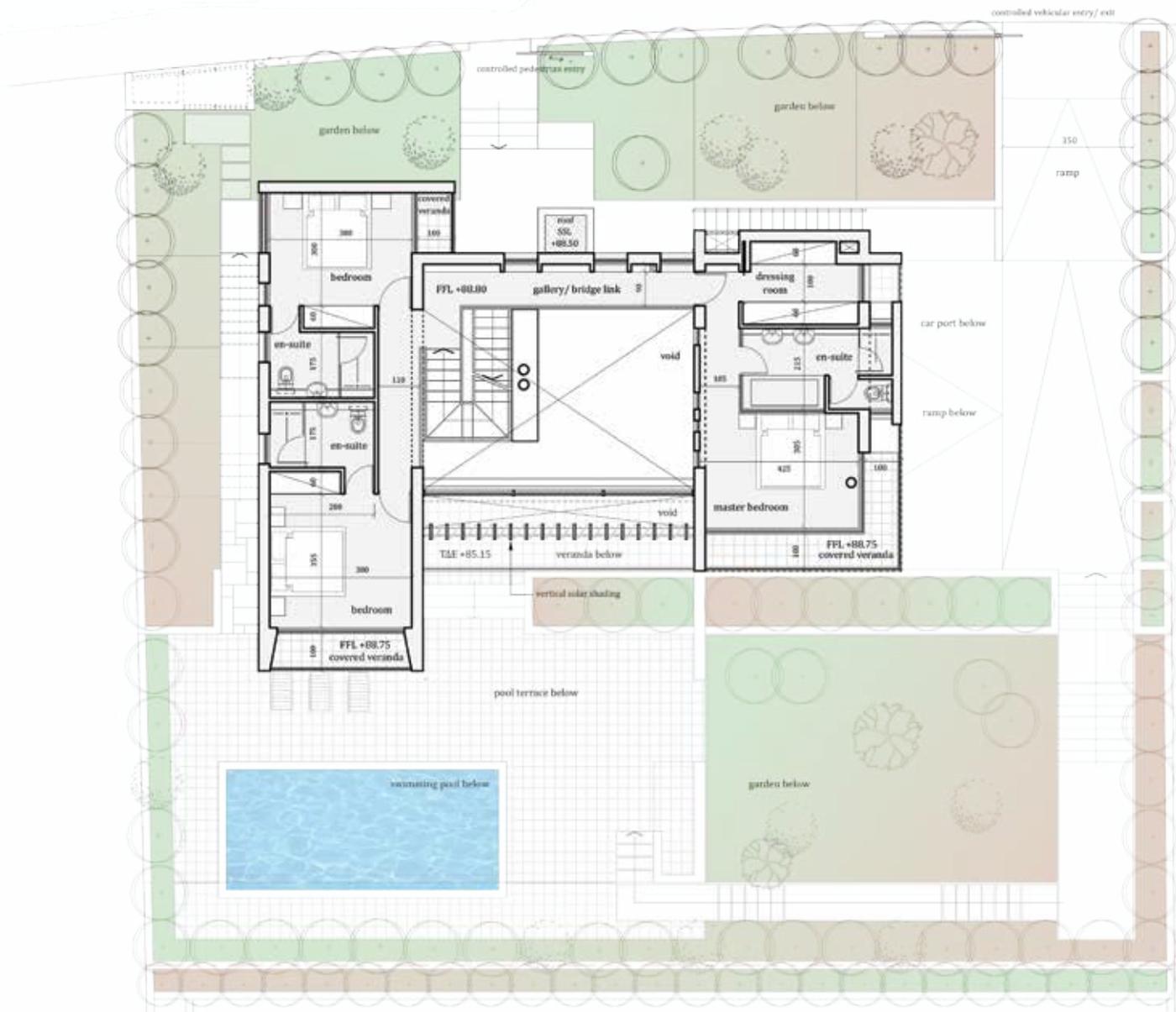




Ground floor plan (Villa A)

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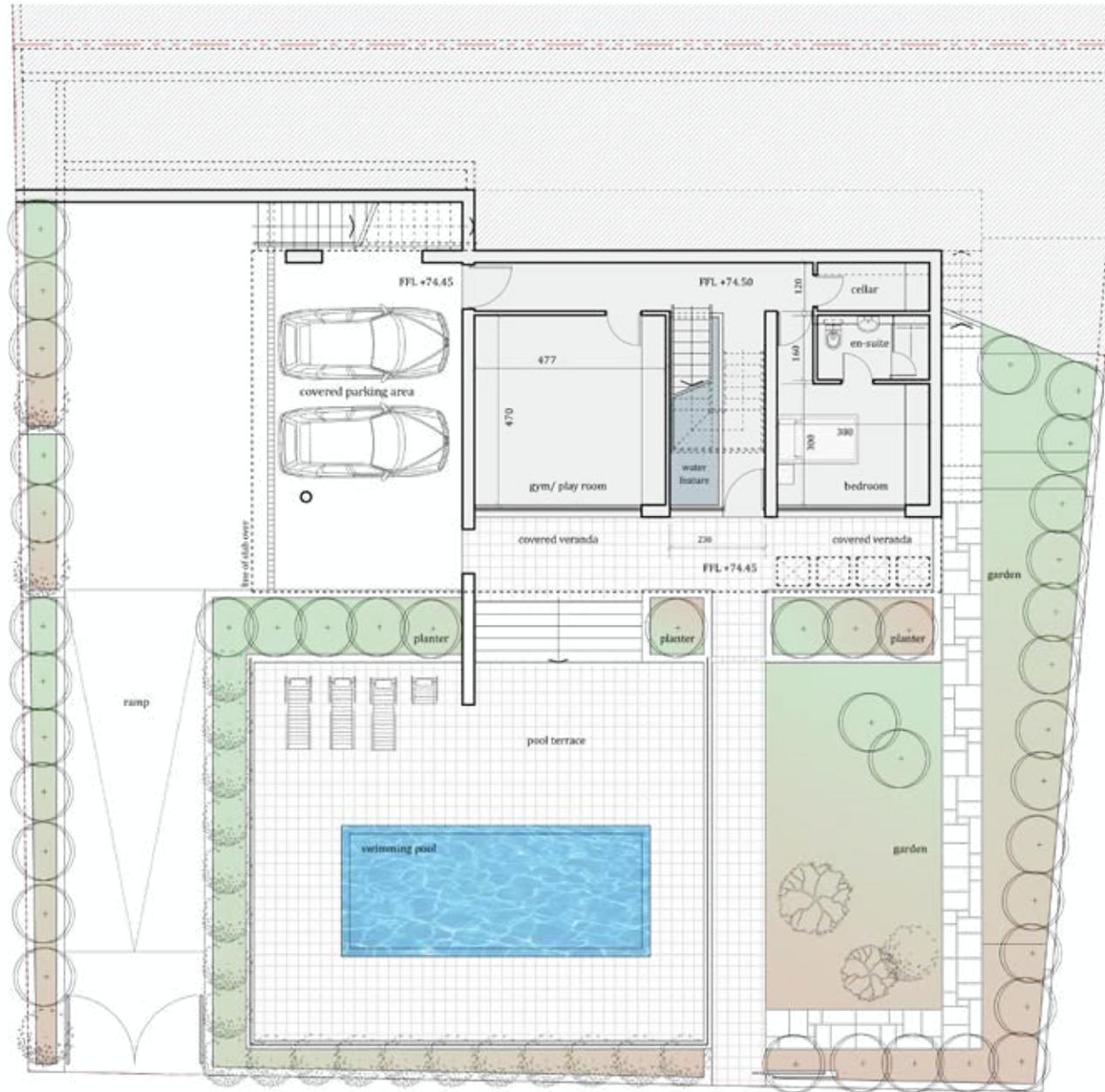


First Floor Plan (Villa A)

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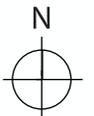
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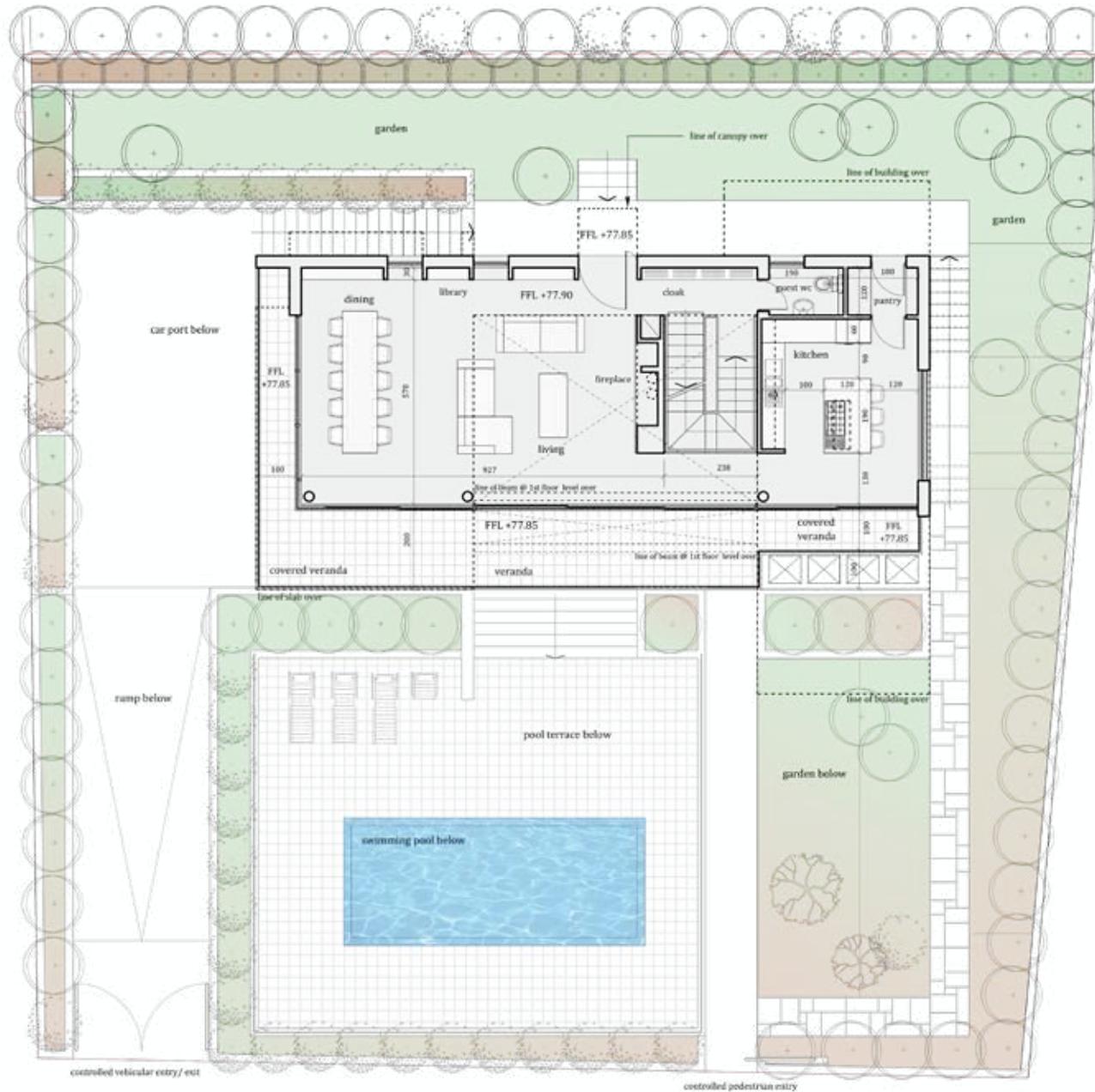




Lower Ground floor plan (Villa B)

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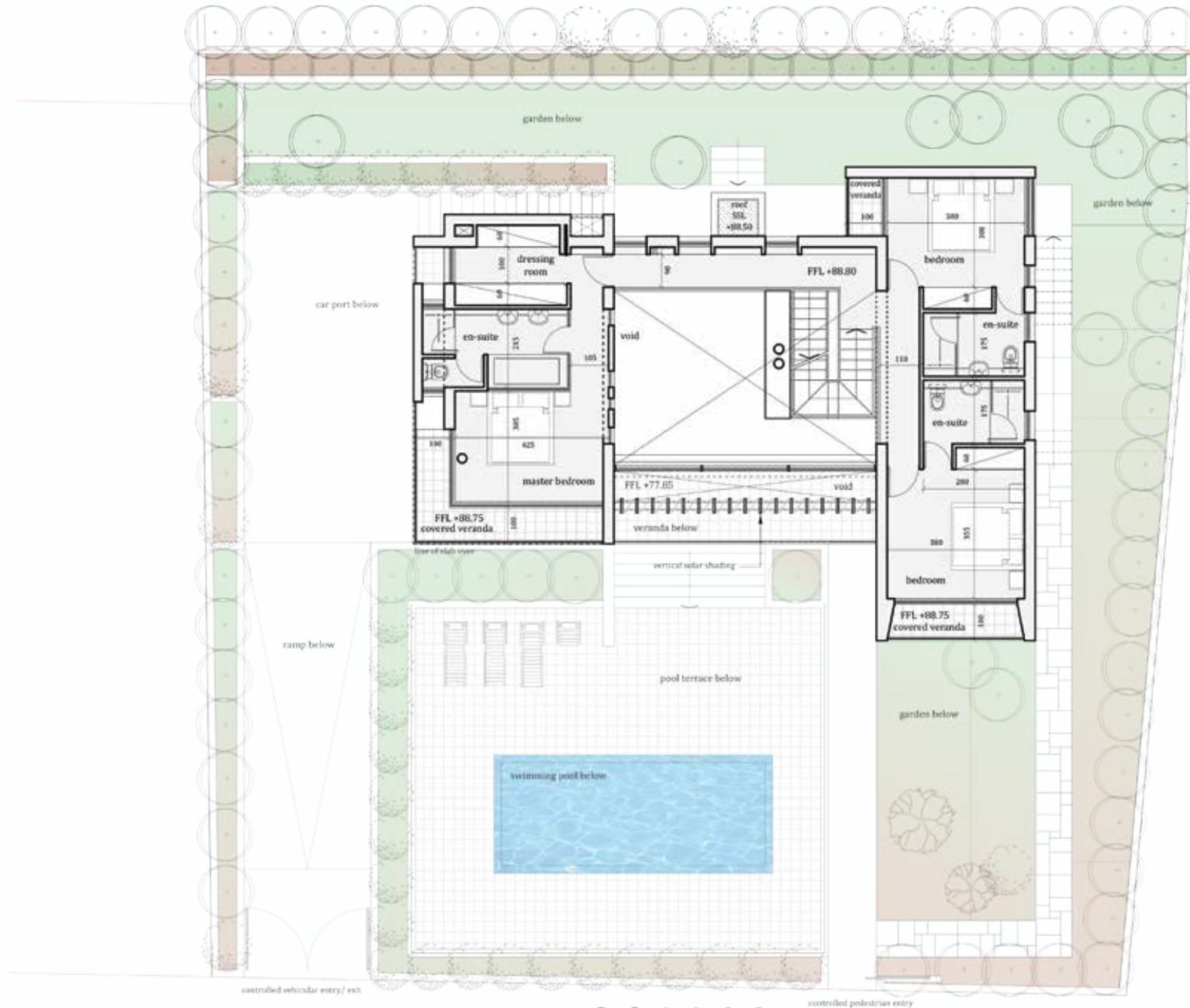




LOWER ROAD
Ground floor plan (Villa B)

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First Floor Plan (Villa B)

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Section f-f (North Elevation - Villa B)



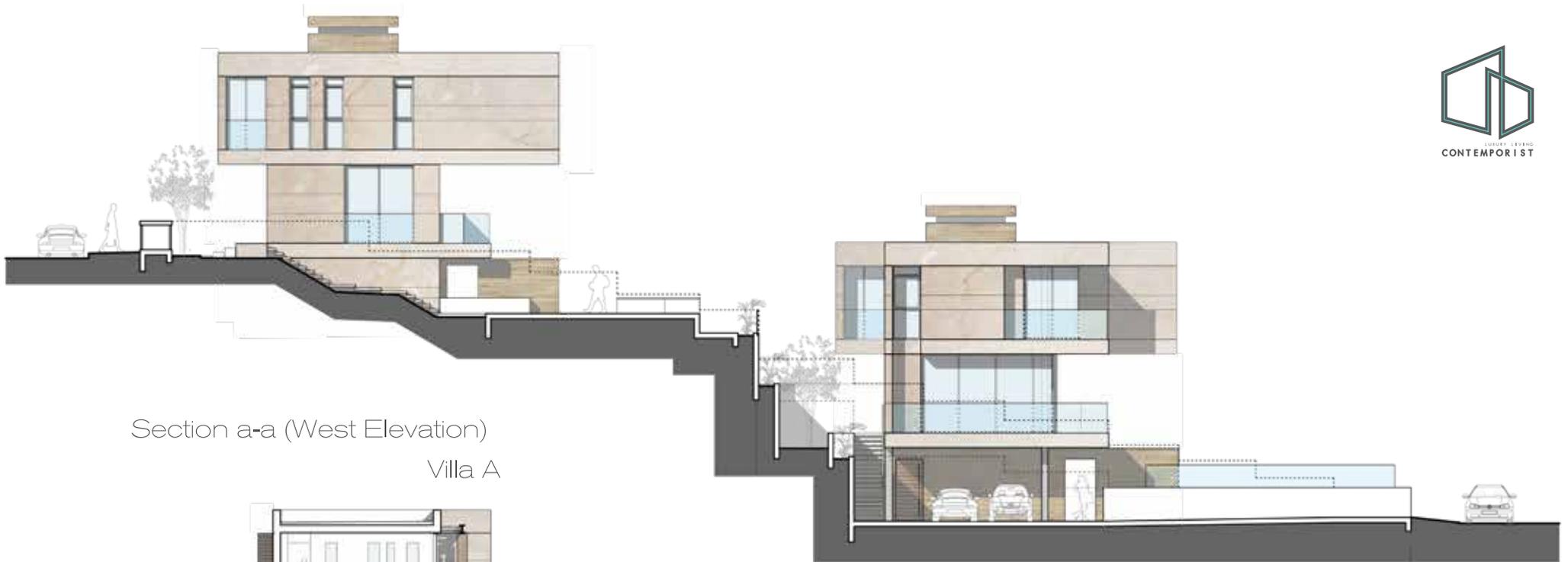
Section g-g (North Elevation - Villa A)



Section j-j (Villa B)



Section h-h (Villa A)



Section a-a (West Elevation)
Villa A

Villa B



Section b-b

Villa A

Villa B



Section c-c (East Elevation)



Section d-d (South Elevation - Villa A)



Section e-e (South Elevation- Villa B)

Partners

Architect: HSC- ARCHITECTS LLC Nicholas Shantos

Interior Designers: Salt & Pepper

Main Constructor: D.T.A. Construction



ITALIAN DOORS STORY



HSC ARCHITECTS



All CGIs included in this brochure are indicative of final specification and are subject to change. The information in this document has been prepared solely for the purpose of providing general information about Belvedere Heights. We have taken care to ensure that the information is accurate at the time of its inclusion in this brochure, but do not guarantee the accuracy or completeness and shall not be liable for any loss or damage which may arise from reliance on the information. All illustrations and computer generated images reflect the artists' interpretation of the project and do not take into account the neighboring buildings, physical structures, streets and landscape. The developers reserve the right to make modifications and changes to architectural and interior features and finishes, brands, colours, materials, building design, specifications, ceiling heights, flooring patterns and floor plans without notification. Actual plans may have minor variations to the typical plans shown in this document. All matters will be governed by the applicable purchase and sales agreement. The Developer retains the copyright of material in this brochure and may change the content or format at any time.



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The Contemporist team offers clients a wealth of after-sales services that will allow a smooth transition into their new space. This includes assistance in navigating issues such as the purchase of property insurance or applications for citizenship, all done through our own team of experts and our extended network of professionals. For clients who desire some additional assistance in making their new house a home, our team of interior designers are also available to provide residents with a range of possibilities for creating their dream home, delivering advice and assistance every step of the way.