



# THE HILLS

PREMIER RESIDENCES

PRESENTED BY CITY GROUP



# THE HILLS RESIDENCES

Welcome to The Hills.

The newest luxury development by City Group, offering breathtaking 360-degree views of the sparkling sea and vibrant cityscape of Limassol.

This exclusive project is tailored to meet the discerning needs of premium real estate buyers seeking unparalleled luxury and privacy on the island.

**Construction launch: February 2025**

**Completion of The Hills February 2027**

**Land area: 6000m<sup>2</sup>**







Nestled in the prestigious Ayia Filaxis neighborhood of Limassol, The Hills Residences offer a serene hillside setting just 3 minutes from the highway and close to essential amenities such as supermarkets, pharmacies, and more. With top private schools nearby, the location is ideal for families seeking both tranquility and convenience.

Each residence is thoughtfully designed with a focus on quality and timeless style, featuring high end kitchens, custom cabinetry, interior doors, and premium ceramic tiles. With sweeping views of the Mediterranean Sea and the Limassol skyline, The Hills Residence blends timeless design with natural beauty for a truly elevated way of living.



An aerial photograph of a small, white boat with a blue stripe, positioned in the upper left quadrant of the frame. The boat is surrounded by a vast, calm sea with a rich turquoise and teal color. The water has a subtle texture with small ripples and reflections. In the top left corner, a thin, dark line, possibly a cable or a string, extends from the edge of the frame towards the boat.

LIMASSOL LIVING.  
SEA VIEWS, MOUNTAIN AIR,  
PURE SERENITY.



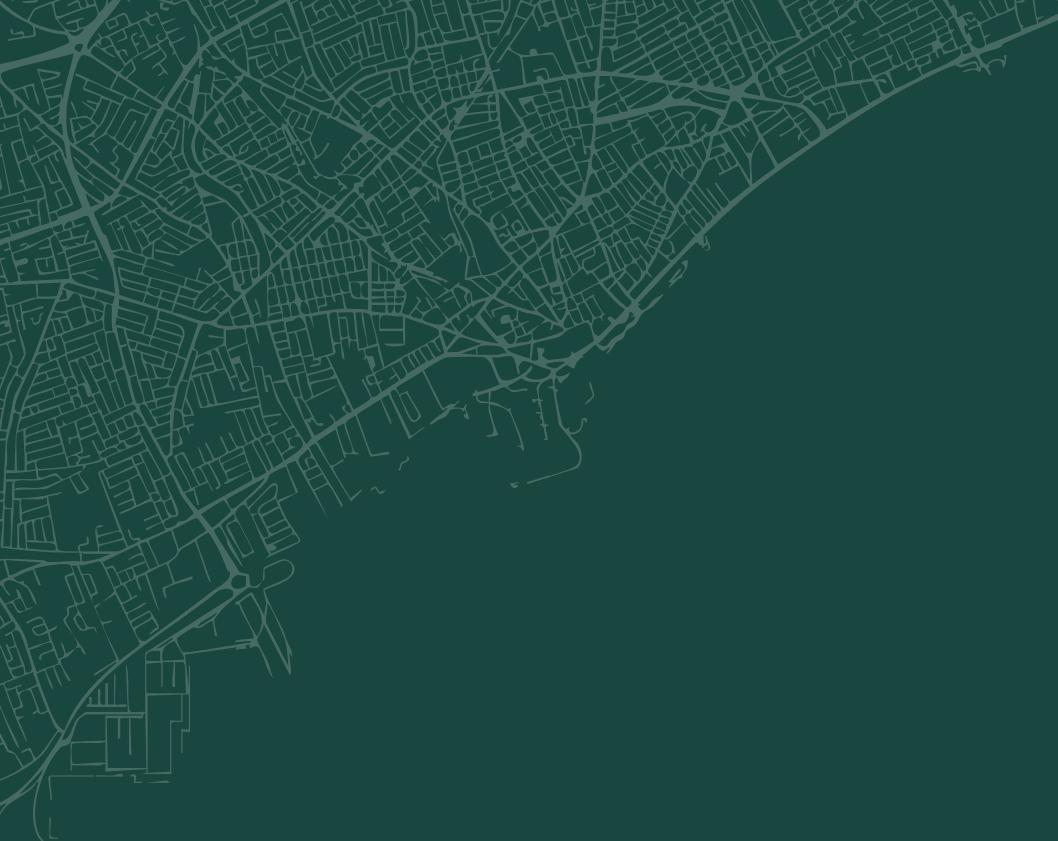
**The Hills residence boasts an expansive territory and offers an exceptional private social area designed for relaxation and comfortable luxury living. Residents can enjoy a diverse array of facilities tailored to enhance their lifestyle and provide a wide range of options for leisure and enjoyment.**

- Reception
- Outdoor infinity pool with city and sea views
- Gym with panoramic sea views
- Spa Area, (Sauna, Hammam, Massage room)
- Lobby area
- Kids play zone
- Mediterranean landscaped garden featuring renowned Cypriot lemon, olive, and orange trees.
- Two-level Underground parking
- Guest parking
- Provisions for the installation of Electric Vehicle charging units
- Storage units for each apartment
- Two accessible elevators
- Security camera system



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The Hills Residences present a lifestyle that blends natural beauty, coastal charm, and urban sophistication. Nestled on a tranquil hillside in the prestigious Ayia Filaxis area, this exclusive enclave offers residents a serene suburban ambiance with effortless access to the vibrant rhythm of Limassol.

Set against a backdrop of rolling countryside and sea views, The Hills is just moments away from pristine beaches, upscale hotels, fine dining, and the city's dynamic business district. Ayia Filaxis itself is a unique mix of modern elegance and traditional character, where tree-lined streets and contemporary homes coexist with timeless Cypriot charm, delivering the best of leisure, convenience, and culture right to your doorstep.

#### **Limassol & Beyond**

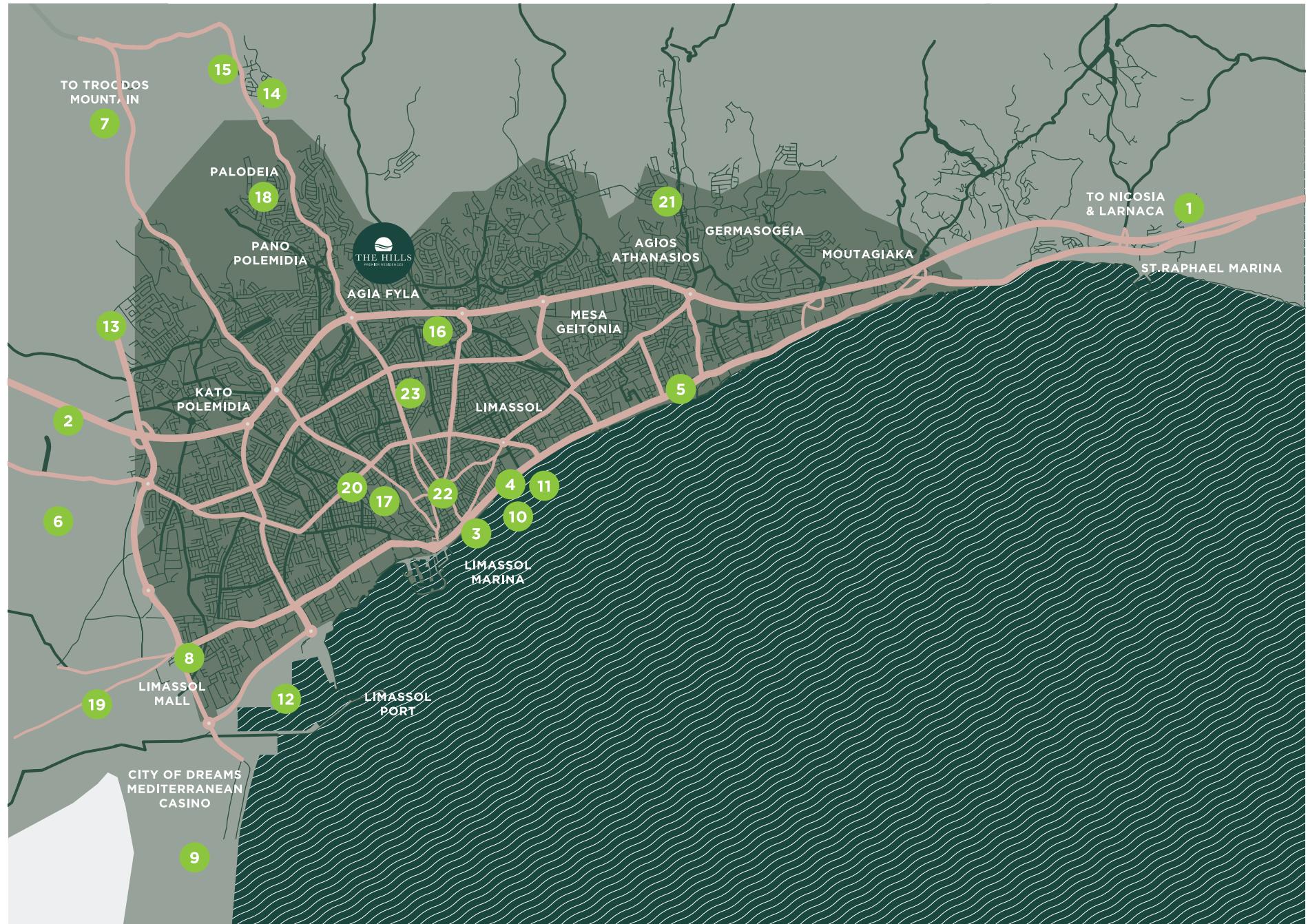
Paphos	approx. 45mins
Larnaca	approx. 35mins
Nicosia	approx. 45mins
Protaras	approx. 90mins

#### **Location**

1. Larnaca Airport	approx. 44mins
2. Paphos Airport	approx. 48mins
3. Limassol Marina	approx. 20mins
4. Limassol Castle	approx. 21mins
5. Dasoudi Beach	approx. 16mins
6. Kolossi Castle	approx. 18mins
7. Troodos Mountains	approx. 52mins
8. My Mall Limassol	approx. 19mins
9. Lady's Mile Beach	approx. 23mins
10. Limassol Zoo	approx. 18mins
11. Limassol Molos	approx. 22mins
12. New Harbor	approx. 21mins
13. Limassol General Hospital	approx. 15mins

#### **International Schools**

14. Heritage Private School	approx. 12mins
15. The Island Private School	approx. 12mins
16. The Grammar School	approx. 9mins
17. Logos School	approx. 12mins
18. Pascal School	approx. 13mins
19. Silverline Private School	approx. 18mins
20. American Academy	approx. 14mins
21. Foley's School	approx. 15mins
22. École Franco-Chypriote	approx. 17mins
23. IMS Private School	approx. 15mins



## THE HILLS RESIDENCES



### **The Hills Residence**

The Hills residence boasts an impressive seven floors, housing a total 26 elegantly designed apartments, 1 Villa with Private Garden, and 10 unique studios that each buyer has the opportunity to add to their apartment.

Among these are three opulent penthouses that exemplify exceptional luxury and architectural brilliance.

#### **Residents can select from:**

- The Hills 'Villa' with private pool & garden
- One-bedroom
- Two-bedroom
- 3 Penthouses

Each offering a unique blend of comfort and style tailored to meet diverse lifestyle needs.





#### **Iconic Architecture**

Designed with a modern aesthetic that blends seamlessly with the natural beauty of the surroundings, The Hills stands as a testament to contemporary elegance.

#### **Luxury Living**

Experience the comfort and opulence reminiscent of a five-star hotel, with thoughtfully Italian designed interiors and high-end finishes that cater to your every desire.

#### **Privacy and Exclusivity**

This private development ensures a serene lifestyle, providing a haven for those who value seclusion and tranquility in a bustling city.

#### **Unmatched Views**

Each home offers spectacular panoramas of the Mediterranean Sea and the enchanting Limassol skyline, allowing you to relish the island's charm in a private and serene setting.



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**We adhere to European standards in our construction practices, utilizing state-of-the-art technologies and premium-quality materials. Each apartment is meticulously crafted to feature an exquisite finish, ensuring a sophisticated living environment.**

**Apartment Features:**

- Ceiling heights of 3 meters.
- Steel premium entrance doors.
- Walls finished with washable paint.
- Panoramic double-glazed windows with aluminum frames.
- High-quality ceramic tiles in bathrooms and select areas.
- Semi-solid parquet flooring throughout the living spaces and bedrooms.
- Elegant and durable materials chosen for both aesthetic appeal and long-lasting performance.

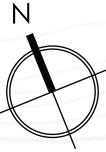
**Luxury Amenities:**

- Fully equipped built bathrooms featuring modern shower cabins for a luxurious experience.
- High-quality built-in kitchens and cabinetry.
- Premium sanitary ware combining elegance with exceptional functionality.
- Independent underfloor heating system.
- Colour videophone system for monitoring of the basements and main gated entrances
- All living rooms and bedrooms are fitted with telephone and internet connection points.
- Each apartment features automated lighting and electric curtains.
- All living rooms and bedrooms are also equipped with television points.
- There are all necessary provisions for the installation of cabled security system (Burglar Alarm System)
- Basic configuration of a 'Smart Home' system included.
- VRV System for all rooms





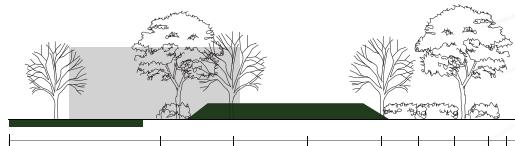
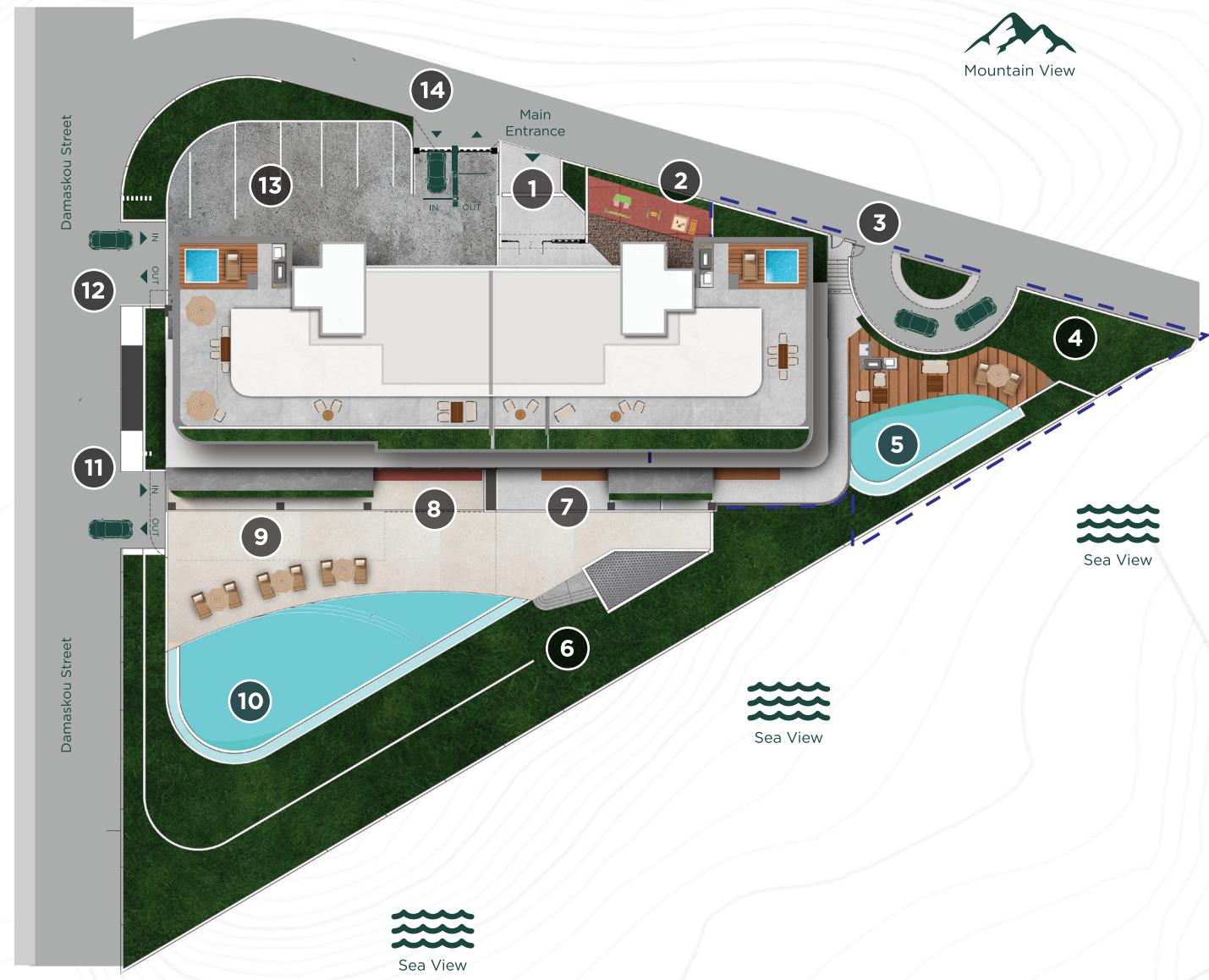
A 72 square meter private Gym space offering 360° panoramic sea views, designed to elevate your fitness experience with inspiring surroundings and uninterrupted horizon lines.



## MASTERPLAN

1. Main Entrance
2. Kids play zone
3. Villa private parking entrance
4. Villa zone
5. Villa swimming pool
6. Mediterranean trees garden
7. Spa area (Sauna, Hammam, Massage Room)
8. Gym zone
9. Pool lounge area
10. Infinity pool
11. Underground Parking entrance level -2
12. Underground Parking entrance level -1
13. Guest parking
14. Entrance to guest parking

Spa area  
 Gym Zone  
 Private Villa



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OUR WORLD IN  
EVERY DIRECTION





## 2 Bedroom Apartments

Experience elevated everyday living in a light-filled space designed for both calm and connection. With panoramic sea and mountain views as your backdrop, each moment, morning coffee to evening wind-down—feels effortlessly expansive. These residences blend effortless comfort with timeless style, creating the perfect setting for quiet escapes or lively gatherings, all year round.



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When it's time to unwind, the master bedroom offers a front-row seat to breathtaking 360° views. Bathed in natural light and thoughtfully designed with generous space and seamless storage, it's a private retreat where style meets serenity so you can rise feeling inspired, and rest feeling restored.



## The Penthouse

The Hills boasts an exclusive collection of just three penthouses, each designed to reflect timeless elegance and modern luxury.

Generously proportioned and meticulously detailed, these residences feature high-end kitchens and built-in cabinetry, complemented by refined ceramic finishes.

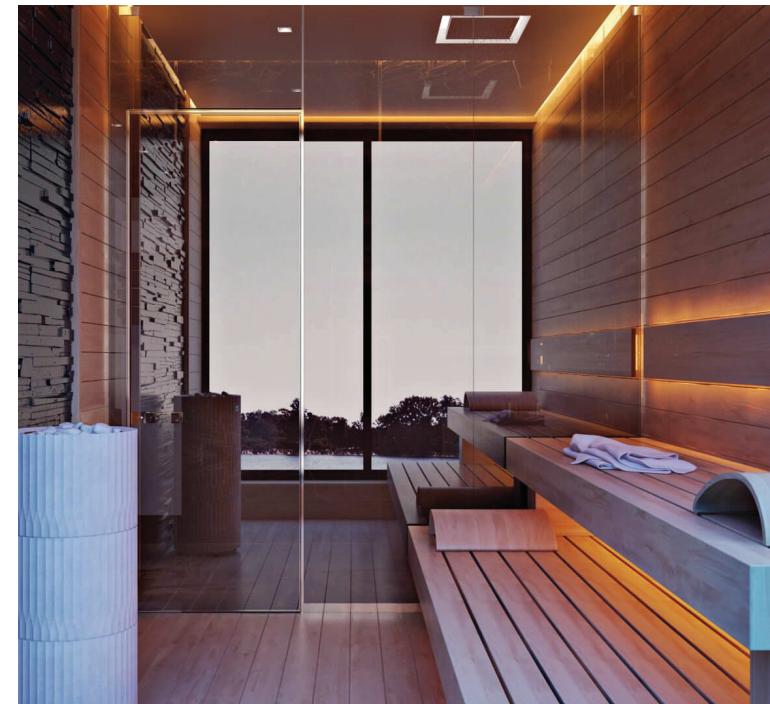
These penthouses are not merely residences; they represent a lifestyle reserved for those who appreciate the finer things in life and possess the means to indulge in luxurious living. With panoramic views, state-of-the-art technology, and exclusive access to premium services, The Penthouse is the ultimate sanctuary for the affluent, where every moment is steeped in elegance and comfort.



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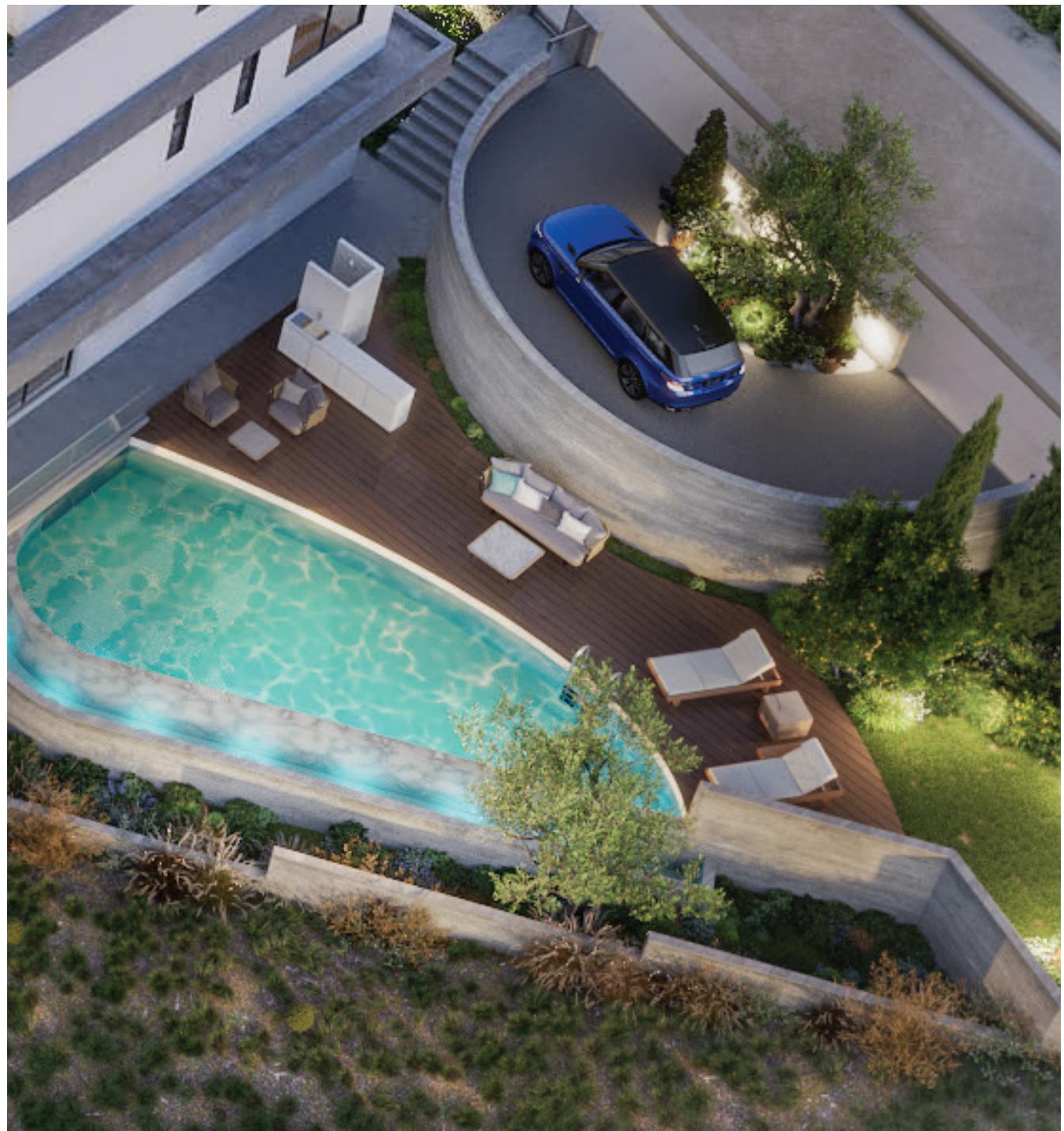


As a resident of The Hills Residences, you'll enjoy access to a thoughtfully curated selection of luxury amenities designed to elevate everyday living and enhance your well-being. A stunning 360° infinity pool offering breathtaking panoramic views, the perfect escape just steps from your door.

Unwind in the private sauna, rejuvenate in the serene hammam, or stay energized in the fully equipped gym, all part of the exclusive lifestyle that awaits you.

# The Villa

Indulge in the pinnacle of luxury with our exclusive private villa, a sanctuary designed for those who value space, serenity, and sophistication. Ideal for larger families or anyone seeking a more expansive lifestyle, this exceptional residence boasts elegant interiors, premium finishes, and seamless indoor-outdoor living. Enjoy complete privacy with your own landscaped garden, a luxurious private pool, and generous open-air spaces perfect for relaxing or entertaining. Select villas offer sweeping views of the city, sea, or tranquil mountains, while thoughtful touches like smart home technology elevate everyday comfort and convenience.



ENDLESS VIEWS.  
PRIVACY THAT'S  
ALL YOURS.





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