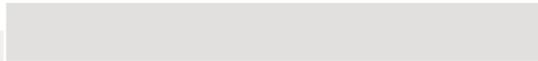




Bella Vista

RESIDENCES





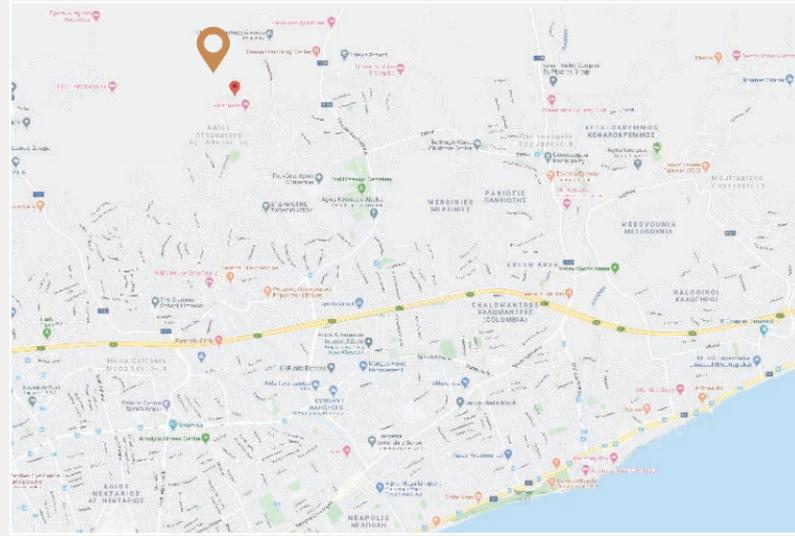
Our Company

Founded in 1988 by Mr Odysseas P. Odysseos, Pampeleo Estates has been established as a trusted and reliable partner when it comes to prime real estate on the island of Cyprus.

As part of Odysseos Group, Pampeleo Estates has been involved in the Real Estate sector in Cyprus and abroad for more than 3 decades, and currently develops vast properties in prime locations across the Island, such as beachfront condominiums, commercial buildings, residential properties with stunning views of the Mediterranean, forestland, as well as large scale mixed use developments.

Location

Bella Vista residences are located in one of the most prestigious residential areas of Limassol, the second largest city of Cyprus. Set on a hill in the tranquil city suburb of Agios Athanasios, the residences enjoy magnificent and unobstructed views of the entire Limassol city and coast. The surrounding area includes spacious villas with large landscaped gardens and has long been associated with the Cypriot and International elite. International English-speaking private schools, gourmet restaurants, luxurious hotels, world-class medical centers as well as all necessary facilities are in close proximity. Larnaca and Paphos International Airports are 35 minutes' drive.





Exterior

The residences offer a modern interpretation of Mediterranean living and architecture. Spanning four levels, each villa includes a large marble tiled floating infinity pool, built-in pool loungers, expansive outdoor living areas, lush gardens, wood and marble outdoor panelling, water features and double-parking space. The floor to ceiling double glazing allows for maximum enjoyment of the million-dollar sea view. The rooftop garden is the ideal space for large gatherings and events. Exterior landscaping options are also available along with regular garden and pool maintenance.





Interior

The ideally proportioned open plan design of the interior spaces is based on the concept of effortless luxury and functionality. The main level includes living and entertaining areas such as a large living and dining room, lounge area with a working fireplace, kitchen, pantry and powder room.

The lower floor includes three spacious master suites, all with private bathrooms. The main master suite includes a large walk in closet as well as a stunning bathroom, equipped with a free-standing egg-shaped bathtub. All bedrooms enjoy access to large outdoor spaces.

The garden level includes a state of the art home cinema, fully equipped gym, massage room, large office with private bathroom, temperature-controlled wine room and maid's quarters with independent access.

The roof garden includes an expansive terrace with a lounge and dining area. All floors enjoy private elevator access.



Complementing the impressive interior features, the residences offer interior design options including Eichholtz furniture throughout, Roberto Cavalli wallpapers and accessories, artworks, lead crystal chandeliers, solid wood panelling, Italian cabinetry and luxurious outdoor furniture sets. Interior design options even include a Steinway grand piano for the foyer of the south residence.



Specifications

North Residence:

- Plot: 668 sq. meters
- House: 430 sq. meters
- Unobstructed sea view
- 4 floors
- Infinity, marble tiled pool
- 4 bedrooms, all en-suite
- Master bedroom with whirlpool, separate walk-in-closet
- Maid's room
- Gym, Temperature controlled wine cellar
- Garage for two cars
- Elevator
- Butler's pantry
- Laundry room
- Large storage areas
- Excellent quality of materials such as Italian marble, solid wood panelling, high tech security systems
- Automations
- Close proximity to international schools, luxury hotels and restaurants, and world class medical facilities
- 5 minutes from main highway connecting all major cities
- 8 minutes from the seafront
- Distinct architectural design

South Residence:

- Plot: 668 sq. meters
- House: 390 sq. meters
- Unobstructed sea view
- 4 floors
- Infinity, marble tiled pool
- 4 bedrooms, all en-suite
- Master bedroom with whirlpool, separate walk-in-closet
- Maid's room
- Gym, Temperature controlled wine cellar
- Garage for two cars
- Elevator
- Laundry room
- Large storage areas
- Excellent quality of materials such as Italian marble, solid wood panelling, high tech security systems
- Automations
- Close proximity to international schools and world class medical facilities
- 5 minutes from main highway connecting all major cities
- 8 minutes from the seafront
- Distinct architectural design







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The dimensions given on plans are subject to minor variations and are not intended to be used for carpet sizes, appliance sizes or items of furniture.

Bella Vista Residences is a marketing name and will not necessarily form part of the approved postal address. Computer generated images are indicative only.