



Beyond Real Estate Development is a German owned, Limassol-based developer with German engineering standards, specialising in high-quality residential projects built for longevity and low environmental impact. We use precision timber-frame construction and German-grade materials to deliver energy-efficient, healthy homes that combine elegant design with durability.

Project Hill in Parekklisia is a signature development of modern, customizable homes — blending comfort, energy efficiency, and timeless design in a peaceful, private neighbourhood with great views.

INSPIRED LIVING



Project Hill in Parekkklisia offers three modern homes across three levels, with spacious layouts, optional private pools, and photovoltaic systems for sustainable living.

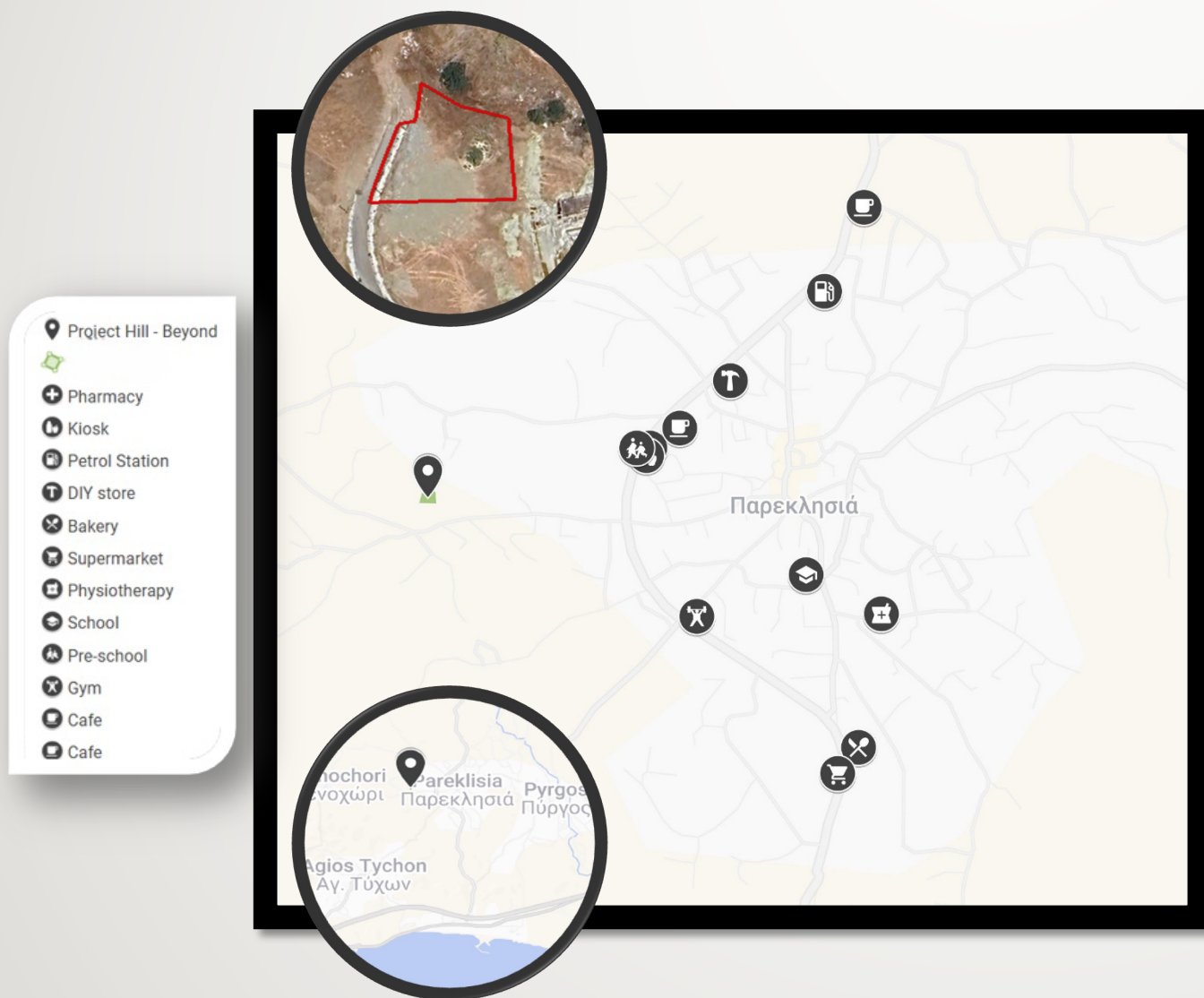


PROJECT HILL | 2



Just minutes from Limassol, it's where comfort and tranquillity meet — a home that goes **BEYOND** expectations.





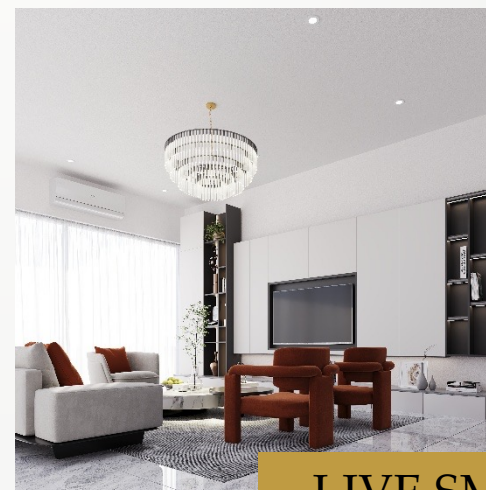
STRATEGICALLY POSITIONED

Project Hill in Parekklesia features modern, customizable homes designed for upscale living in a private, peaceful neighbourhood with a great view.

Each residence offers generous outdoor areas, with options such as swimming pools, and is just a short drive from the highway, connecting you to all cities.

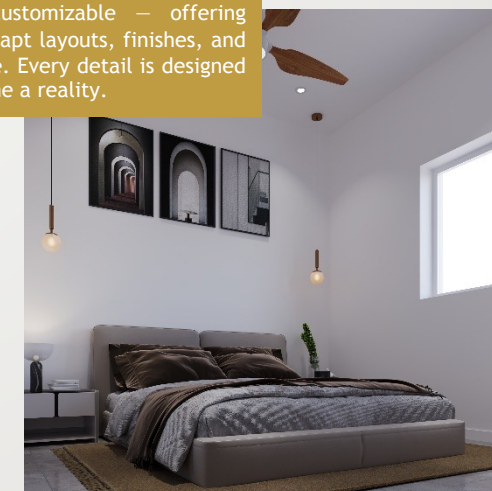
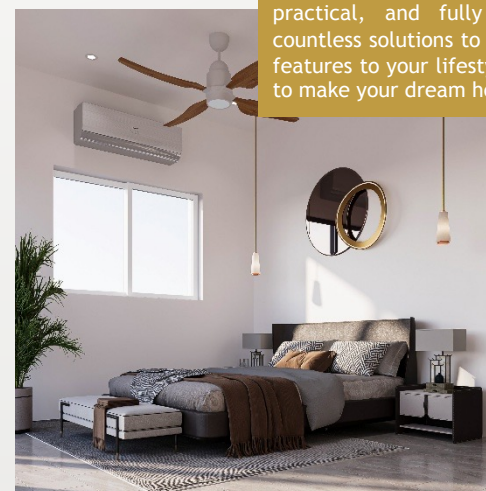
Built with advanced timber-frame construction and high-performance insulation, Project Hill offers comfort, efficiency, and enduring value.

More than a home, it's a lifestyle that goes **Beyond** living.



LIVE SMARTER LIVE HIGHER LIVE BEYOND

Inside Project Hill, the interiors are smart, practical, and fully customizable — offering countless solutions to adapt layouts, finishes, and features to your lifestyle. Every detail is designed to make your dream home a reality.



HIGHLIGHTS

LOCATION

- Quiet residential area in Parekkklisia – Limassol
- 5 min drive from the highway
- 7 min drive from Malindi Beach

DESIGN & ARCHITECTURE

- Modern architecture with clean lines, warm timber accents, and natural finishes
- Three levels (ground floor, first floor, and attic) designed for light, openness, and flexible living
- Spacious layouts that prioritize privacy and personal comfort
- Private gardens and terraces with optional swimming pools for outdoor living

LIVING EXPERIENCE

- Open-plan living areas with seamless flow between kitchen, dining, and lounge
- Master bedrooms with en-suite bathrooms and generous wardrobes
- Attic level offering versatile space
- Photovoltaic system for energy efficiency and reduced running costs
- Premium insulation for year-round comfort

PREMIUM FEATURES

- Optional private swimming pool tailored to each home
- Energy-efficient timber-frame construction designed for longevity and sustainability
- Layout customizability

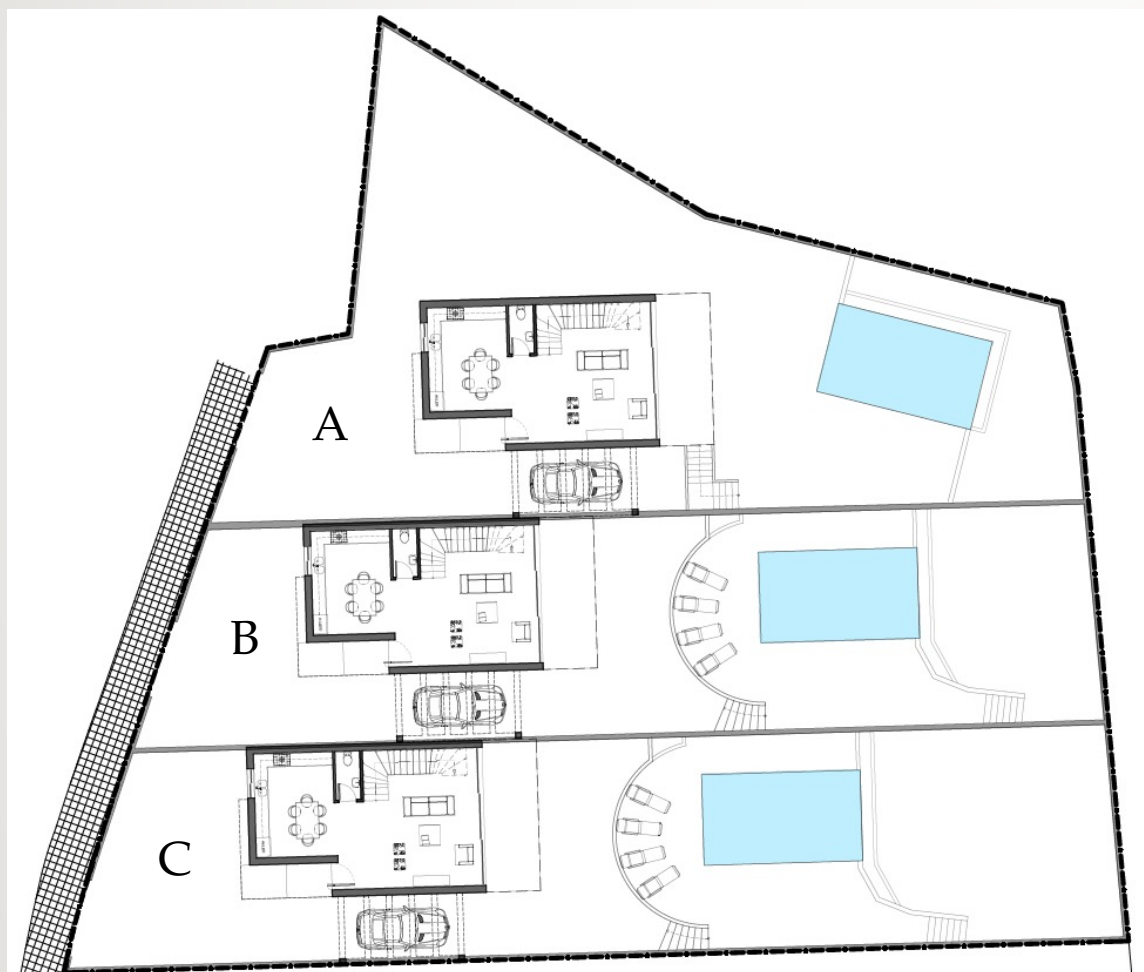




HOUSE OPTIONS

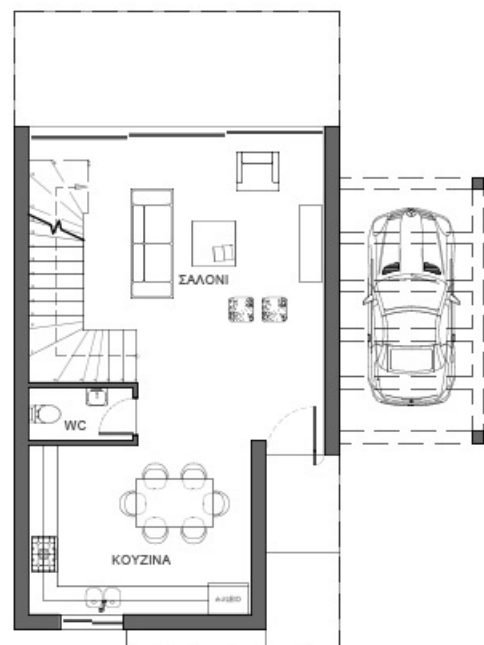
YOUR HOME, YOUR SPACE, YOUR BEYOND

Project Hill consists of three exclusive homes within a private plot in Parekkklisia with a separate title deed, offering residents a peaceful neighbourhood setting with space, privacy, and beautiful view.

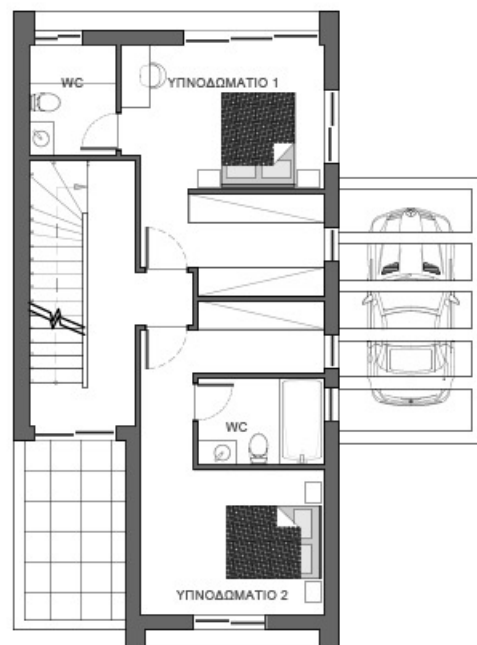


PLOT	Area m ²
A	493
B	401
C	441
Total	1335

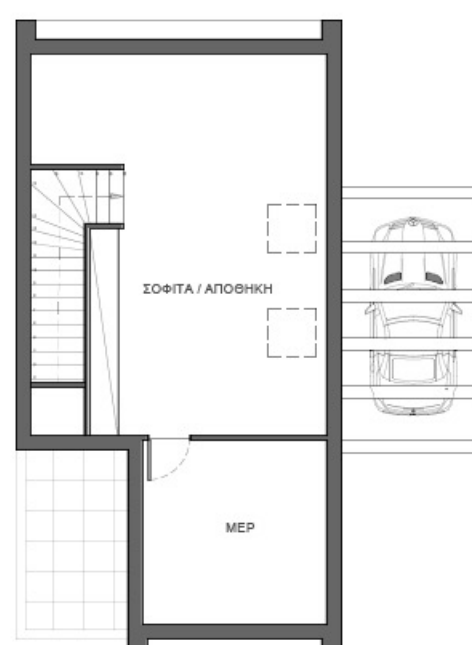
TYPICAL HOUSE LAYOUT



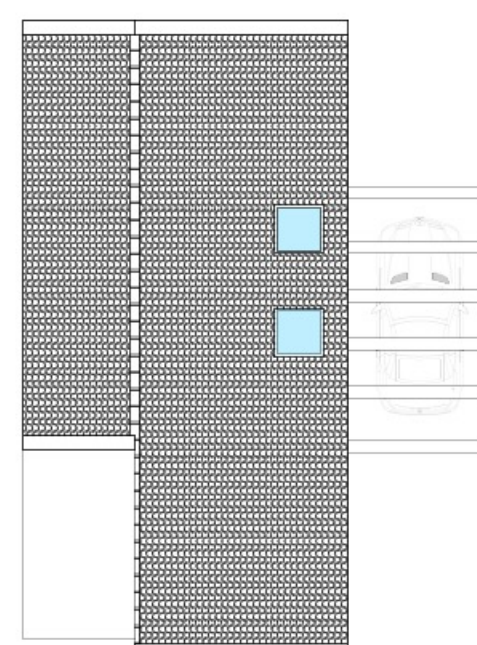
GROUND FLOOR PLAN



FIRST FLOOR PLAN



ATTIC PLAN



ROOF PLAN

Floor	Internal Area m ²	Covered Verandas m ²	Uncovered Veranda m ²	Mechanical Room m ²	Total Areas m ²
Ground Floor	64	16	-	-	80
First Floor	74	-	9	-	83
Attic	56	-	-	17	73
Total	194	16	9	17	236

TECHNICAL SPECIFICATIONS

STRUCTURAL

Foundation

Reinforced concrete in accordance with Eurocode earthquake standards

Framework

Walls, ceilings and roof constructed with solid C24 structural timber in accordance with Eurocode earthquake standards

WALLS

External Walls

- Solid C24 timber, 20cm thickness
- Insulated with A1 non-flammable mineral wool
- 15mm interlocking OSB boards enclosing the frame
- Exterior: 5 cm polystyrene & structural plaster
- Interior: 4cm spacers & plasterboards

Internal Walls

- Solid C24 timber, 10cm thick
- Insulated with A1 non-flammable mineral wool
- 15 mm OSB with plasterboard on both sides

FLOORS & TILING

Floor Structure

- Wooden floor joists and subfloor and intermediate sound insulation (when there is a room below)
- Screed concrete 6 cm thickness
- Polystyrene 5 cm thickness

Interior flooring

- Ceramic tiles: €25.00/sq.m
- External Paving Stone (One colored design)
- Entrance from road to the house: €20.00/sq.m
- Covered Veranda: €20.00/sq.m
- Parking area: €20.00/sq.m

Stairs

- Wooden staircase (birch) with stainless steel rod banister

WET AREAS

Bathrooms

- Floor & wall ceramic tiles (to ceiling): €25.00/sq.m
- Wall ceramic tiles up to ceiling height for €25.00/sq.m

Kitchen wall tiles

- Ceramic tiles up to 3sq.m: €25.00/sq.m

FURNITURE & FIXTURES

Kitchen cabinets

- White Melamine cabinets: 6 running meters
- Countertop: up to €250.00/sq.m
- Provisions for: cooker, recirculation hood, washing machine, refrigerator (appliances are not included)
- Ventilation pipe and connection to outside for recirculation hood
- Non - enclosed fridge
- Total kitchen value: €6000

Bedroom wardrobes

- White Melamine Wardrobes (IKEA), 236 cm height, 7.5m length total

DOORS & WINDOWS

Entrance door

- PVC-U door, sound and weather insulated
- Security lock with stopper

Interior doors

- High-quality German doors with stoppers
- Tubular stretcher inlay for enhanced sound insulation
- Soft-closing mechanism, stainless-steel handle set

Patio doors & windows

- White PVC windows with Argon double glazing
- Soft-sliding terrace doors
- Exterior window sills from Granite/Marble/Techno granite/Aluminium
- Interior window sills
- Electric roller shutters

SANITARY FITTINGS

- Includes WC units, taps, mixers, basins, accessories, glass screens, mirrors, installation accessories etc. Standard single glass for main bathroom, foldable double shower door for smaller shower, wash basin with small furniture and tap, Total cost: €4000

PAINT & FINISHES

Interior

- White paint on walls and ceilings one coat, (imperfections may be present)

Exterior

- White paint on walls and ceilings, (imperfections may be present)
- Durable wood stain on woodwork

ELECTRICAL

- High-quality electrical installation per European standards and EAC regulations
- LED lamp and fixture
- Outdoor electrical light circuit & external lights (Waterproof Basic LED Light with tracking on the boundary block) as per the electrical plans
- Doorbell included
- Concealed circuits for:
 - Lights, sockets, kitchen appliances, A/C
 - Provisions: satellite television, intercom, TV
 - (Note: Devices not included)

MECHANICAL

- Hot and cold-water system in wet areas with electric hot water boiler
- Infrared heating in all rooms
- Outdoor water supply
- Air conditioning provisions in living room and all bedrooms
- Photovoltaic system
- Water tank
- Septic tank
- Louvers in the MEP room

EXTERNAL FEATURES

Boundaries

- Block boundary walls per architectural drawings painted white
- Aluminium Fence on the two sides of the house: €60 per meter, 75cm height
- Boundary around the house 25cm with enclosure and rocks
- 1 front step to front main entrance
- Outdoor natural soil
- Concrete steps





ENQUIRE TODAY

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