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EXECUTIVE VILLAS



Executive Living

Discover 'Karaağaç Hills,' an exclusive boutique development featuring four luxurious executive homes set against the picturesque backdrop of Karaağaç's foothills. Embrace the tranquility of nature with 360-degree views and an array of breathtaking walking paths and mountain trails, all while enjoying unparalleled privacy.

Despite its serene setting, this charming retreat is just a six-minute drive from the newly constructed Marina, local beaches, and the esteemed Korineum Golf & Country Club, as well as a quick three-minute drive to the Aspens Mountain Spa and Lodge Restaurant. Experience the perfect blend of luxury and convenience at Karaağaç Hills.



- ❑ ERCAN AIRPORT - 35 minutes
- ❑ LARNACA AIRPORT - 1hr 30 minutes
- ❑ KYRENIA - - 35 minutes
- ❑ FAMAGUSTA- 50 minutes
- ❑ LEFKOSA- 45 minutes
- ❑ LOCAL MARINA- 7 minutes
- ❑ BEACHES- 10 - 15 minutes
- ❑ SUPERMARKETS - 8 - 10 minutes
- ❑ RESTAURANTS - 0 - 15 minutes



- ❑ 482m2 TOTAL COVERED AREA
- ❑ 1,256m2 LAND AREA (Villa 1)
- ❑ 1,347m2 LAND AREA (Villa 2)
- ❑ 4 DOUBLE BEDROOMS
- ❑ THERMALLY CLADDED HOME
- ❑ CENTRALISED AIR-CONDITIONING
- ❑ UNDERFLOOR HEATING
- ❑ INTEGRATED WHITE GOODS
- ❑ SMART HOME TECHNOLOGY
- ❑ INFINITY SWIMMING POOL
- ❑ SUNKEN SEATING & FIRE PIT
- ❑ JACUZZI
- ❑ FINGERPRINT ENTRY SYSTEM

Villa 1 & Villa 2

Villa 1 and Villa 2 each offer a generous total covered area of 482m², set on spacious plots with stunning, unobstructed sea views. These luxurious villas feature four elegantly designed double bedrooms. Each villa is constructed with thermal cladding for energy efficiency, equipped with centralized air conditioning and underfloor heating ensuring year-round comfort.

Each villa comprises of 350m² living area, 21.8m² covered terrace and a 110m² basement making a total of 482m² covered area. Modern amenities feature high-quality appliances and cutting-edge smart home technology, allowing for effortless control of your living space. The villa also includes fingerprint access for added security, along with a spacious basement area that is ideal for a home spa or gym.

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Building Dreams with Passion, Pride and Integrity

The design has been thoughtfully crafted to maximize year-round living, featuring an additional poolside kitchen and lounge area with spacious terraces, ideal for entertaining guests during the summer season. This inviting space seamlessly connects to a beautifully designed infinity pool, complete with a jacuzzi and a cozy sunken seating area that includes a fire pit, perfect for intimate gatherings under the stars.





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- ❑ 271m2 TOTAL COVERED AREA
- ❑ 1,010m2 LAND AREA
- ❑ 3 DOUBLE BEDROOMS
- ❑ THERMALLY CLADDED HOME
- ❑ CENTRALISED AIR-CONDITIONING
- ❑ UNDERFLOOR HEATING
- ❑ INTEGRATED WHITE GOODS
- ❑ SMART HOME TECHNOLOGY
- ❑ INFINITY SWIMMING POOL
- ❑ FINGERPRINT ENTRY SYSTEM

Villa 3

Villa 3 elegantly features three double bedrooms, complemented by centralized air conditioning, thermal cladding, and underfloor heating for year-round comfort. Its key highlights include expansive terraces that seamlessly blend indoor and outdoor living, an infinity-edge swimming pool and private gardens. Enhanced by gated access with fingerprint entry and smart home technology, this villa offers a luxurious lifestyle, all framed by breathtaking views of the valley extending toward the Mediterranean.

Comfortable living throughout the seasons



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PARA
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- ❑ 402m2 TOTAL COVERED AREA
- ❑ 1,359m2 LAND AREA
- ❑ 4 DOUBLE BEDROOMS
- ❑ THERMALLY CLADDED HOME
- ❑ CENTRALISED AIR-CONDITIONING
- ❑ UNDERFLOOR HEATING
- ❑ INTEGRATED WHITE GOODS
- ❑ SMART HOME TECHNOLOGY
- ❑ INFINITY SWIMMING POOL
- ❑ FINGERPRINT ENTRY SYSTEM

Villa 4

Villa 4 has been meticulously designed to offer an exceptional living experience. It elegantly features four double bedrooms, complete with centralized air conditioning, thermal cladding, and underfloor heating for year-round comfort. Additional amenities include a laundry room and a private courtyard equipped with its own water well. The master bedroom boasts his and her walk-in wardrobes and a spacious ensuite bathroom that overlooks the sea. Key highlights of the villa include expansive terraces that seamlessly integrate indoor and outdoor living, an infinity-edge swimming pool, and private gardens. With gated access featuring fingerprint entry and smart home technology, this villa embodies a luxurious lifestyle, all framed by stunning views of the valley leading to the Mediterranean.

Meticulously designed to offer an exceptional living experience







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EXCLUSIVE RESIDENCES





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residences







Payment Plans

- ❑ £10,000 RESERVATION FEE
- ❑ 40% DEPOSIT - CONTRACT REGISTRATION
- ❑ 55% PAYABLE in QUARTERLY INSTALLMENTS
- ❑ 18 MONTH BUILD
- ❑ 5% BALANCE ON HANDOVER

