



WEST HILL
ASKANIS GROUP



*Live in the sunshine,
swim the sea,
drink the wild air.*

Ralph Waldo Emerson

About *Limassol*

Limassol, the fastest developing and second largest town in Cyprus, is renowned for its vibrant atmosphere, a rich and colourful history, and now a thriving commercial centre offering a wealth of opportunities to its residents.

In Limassol, you are never more than a few steps away from the beautiful azure coastline. This close proximity to the sea, combined with the buzzing liveliness for which the town is famous, are what make Limassol a truly diverse hotspot. It is the town for anyone wishing to combine a truly cosmopolitan lifestyle of luxury and style, with a generous dose of traditional Cypriot charm.

Bars, high-end restaurants and bistros serve up delicious, international cuisines, while luxury shops and boutiques offer shoppers the finest names in fashion. Home to a bustling business community, Limassol is also a hub of commerce and investment, with numerous international businesses choosing it as the centre of their operations.



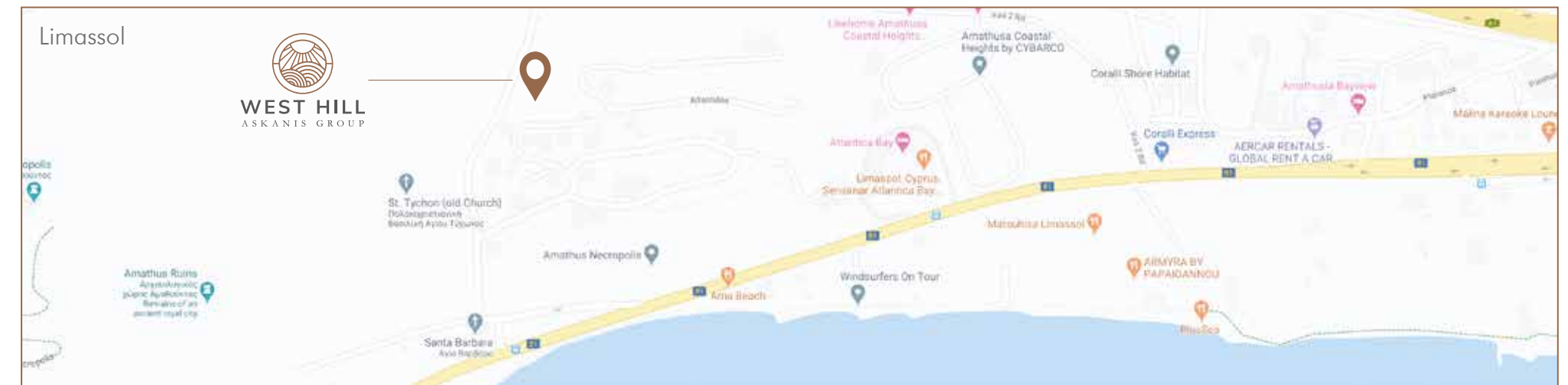


Atop the *Santa Barbara Hills*

The **WEST HILL** development is situated atop the west side of the Santa Barbara Hill in Limassol, overlooking the archaeological site of Ancient Amathus, and the Mediterranean Sea beyond. This area on the eastern end of Limassol is home to some of the city's most luxurious five star hotels and elite dining venues, as well as the picturesque St. Raphael Marina, the more exclusive, quieter counterpart to the Limassol Marina downtown.

With easy access to the main highway from two conveniently located roads, every amenity - from private and public schools to the island's two airports - is just a short drive away. Residents will be truly spoilt for choice with the plethora of high-end dining options available in the area, many of which include hidden gems tucked away in some of the island's most opulent hotels. The shimmering coastline is just a few steps away, enticing bathers and avid water-sport fans almost year-round.

Its unique location just on the outskirts of a truly diverse town allows residents of **WEST HILL** the opportunity to indulge in ultimate Mediterranean beach living while still enjoying a sense of privacy and detachment from the usual hustle and bustle of the city.





Steeped in *Ancient History*

Limassol has a rich and extensive history, dating back to 2000 B.C. It is no surprise, therefore, that it is home to a number of ancient ruins scattered around the city, creating a unique juxtaposition with the thoroughly modern, luxurious new developments that are changing the city's skyline.

WEST HILL is located in the Amathounta area, near the impressive remains of one of Cyprus' most important archaeological sites. The royal city of Ancient Amathus is rich with mythological references and historical artefacts from as far back as 1100 B.C. Most significantly, it hosts the Temple of Aphrodite, built in honour of the Ancient Greek goddess of love and beauty, the ruins of which can still be seen today. The entire site has been carefully preserved, and allows visitors a glimpse into the lavish history of this once-royal kingdom.

Today, the Amathountos area is one of Limassol's most highly sought after areas. Amid a setting of natural beauty and breathtaking views of the cityscape below and the azure waters of the Mediterranean beyond, new, luxury developments abound, creating an enviable neighbourhood of elegant class and quiet comfort.



Welcome to *West Hill*

WEST HILL, the newest development by Askanis Group, comprises four buildings nestled atop a quiet hillside, on the western side of the Santa Barbara Hill in Limassol. Perfectly situated on an elevated plane in one of Limassol's most exclusive areas, surrounded by the spectacular views of the sparkling Mediterranean Sea and the ancient ruins of Amathounta, it embodies the epitome of luxury island living.

These four buildings, comprising one, two and three bedroom apartments and penthouses, sit in close proximity to each other, and feature contemporary architecture combined with stylish elegance and practical functionality.

The **WEST HILL** apartments are built using the very latest in construction, creating a façade that is both stunning aesthetically, but also highly functional and practical. Each apartment is designed and positioned in such a way as to allow unobstructed views of the surrounding large open spaces, which feature lush greenery and the ancient ruins of Amathounta nearby.

Ensuring utmost privacy and convenience, the **WEST HILL** apartments are securely gated and accessible from two separate roads, and offer easy access to the highway. Secure, remote-controlled access also adds an extra layer of safety and security to the premises.

Residents of **WEST HILL** can enjoy true luxury living, relaxing and unwinding at the communal outdoor pool. The pool's location among the beautifully landscaped gardens also boasts a view of the project's most distinctive feature: an ancient quarry that is part of the unearthed archaeological findings within the project **WEST HILL**. Carefully preserved and incorporated into the project, the quarry creates a unique backdrop against which to relax and unwind.

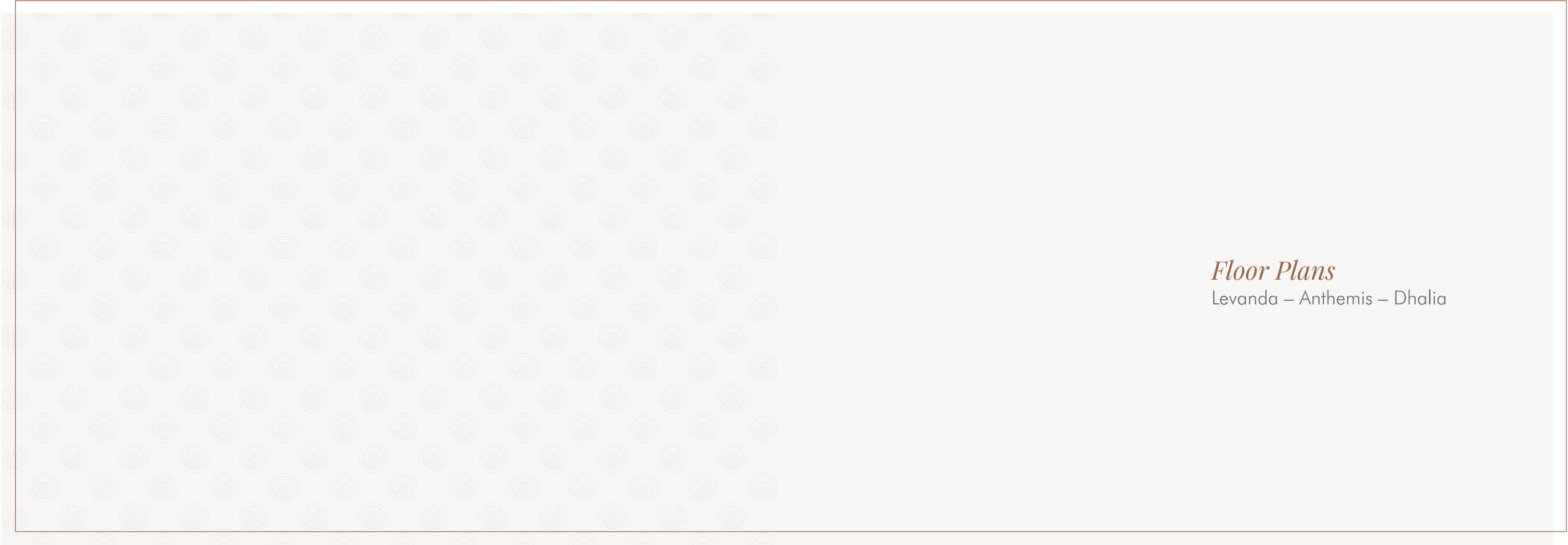




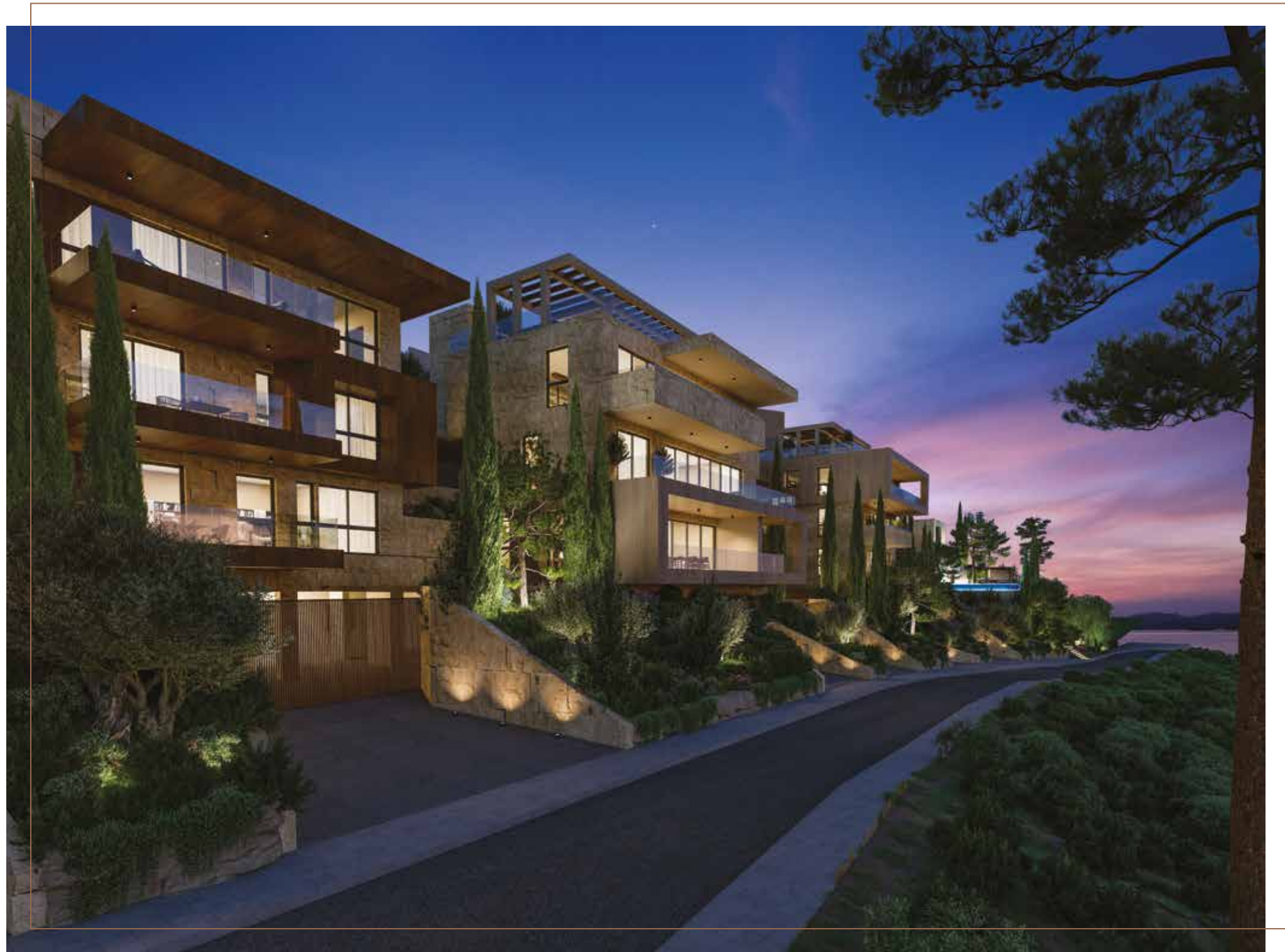
West Hill Site Plan

1. Swimming Pool
2. Private Road
3. DHALIA Apartments
4. DHALIA & LILIA Underground Parking Entrance
5. ANTHEMIS Apartments
6. ANTHEMIS Underground Parking Entrance
7. LEVANDA Apartments
8. LEVANDA Underground Parking Entrance
9. LILIA Apartments
10. Guest Parking
11. Bridge
12. Ancient Ruins
13. Entrance





Floor Plans
Levanda – Anthemis – Dhalia



Introduction

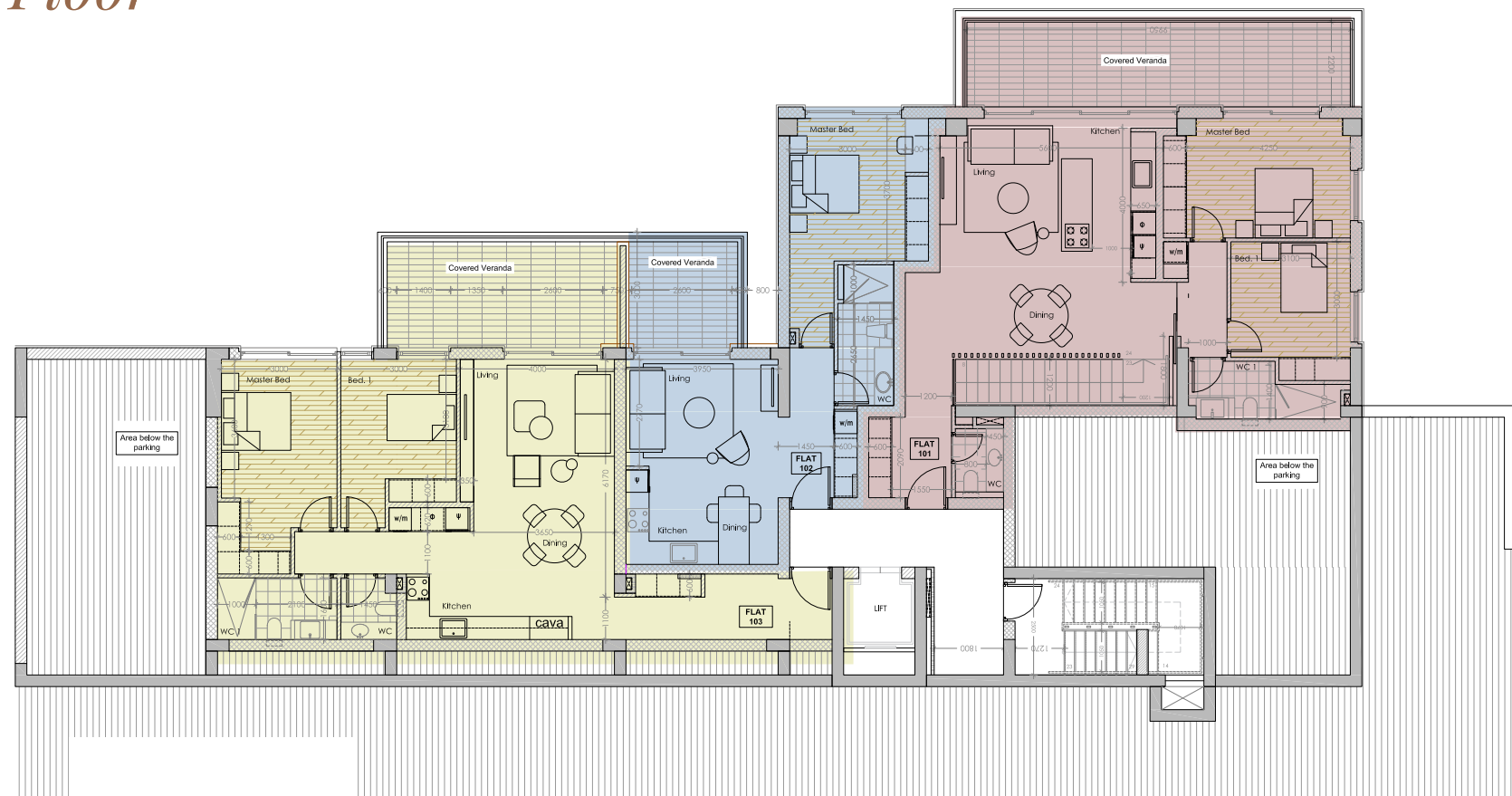
Levanda, Anthemis, Dhalia and Lilia

All four buildings in West Hill are named after aromatic shrubs, plants or flowers that bloom in Cyprus in the springtime.

All buildings comprise a selection of one, two and three bedroom apartments and luxury penthouses.

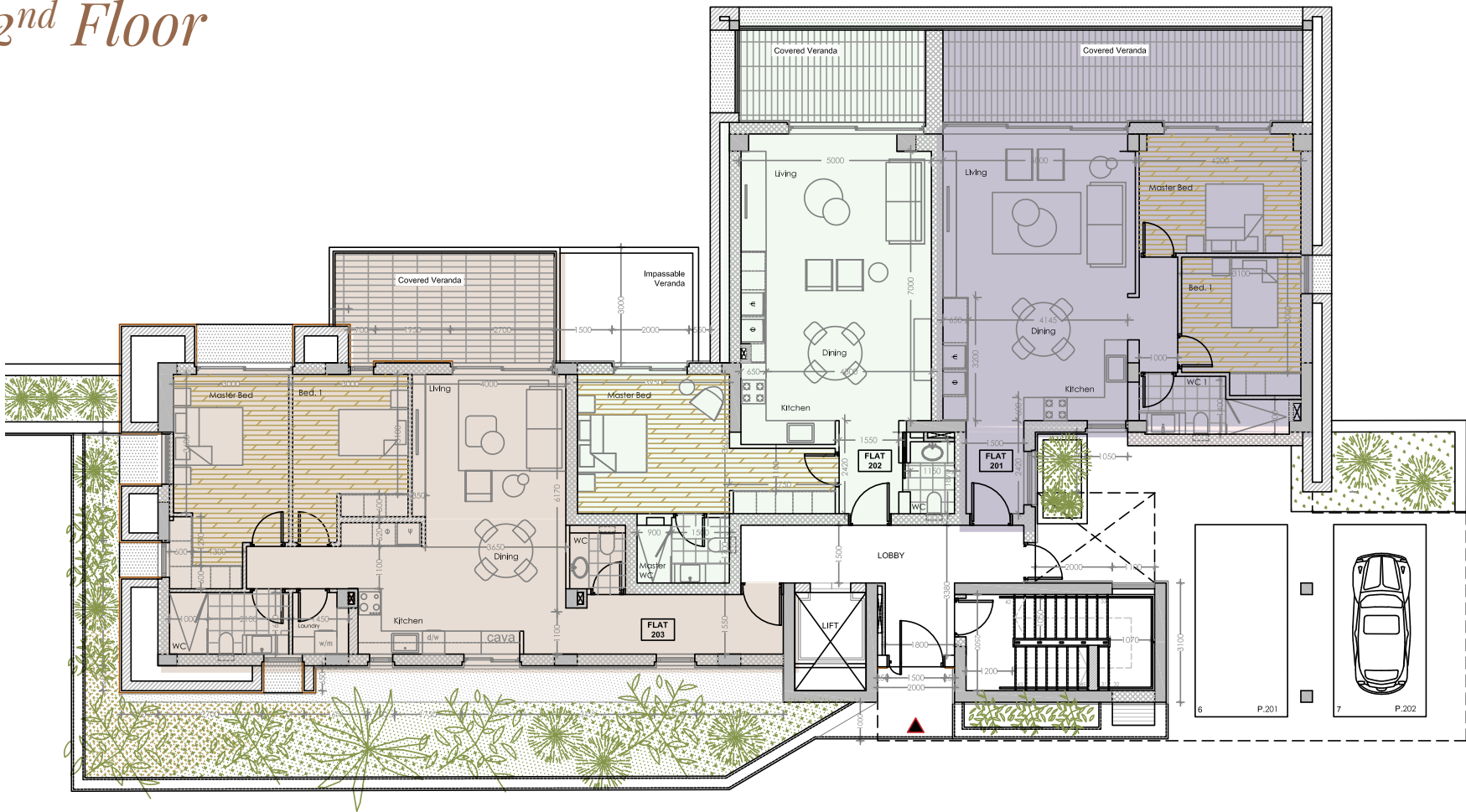
Residents of all the buildings have access to their own underground parking area and storage room.

Levanda
1st Floor



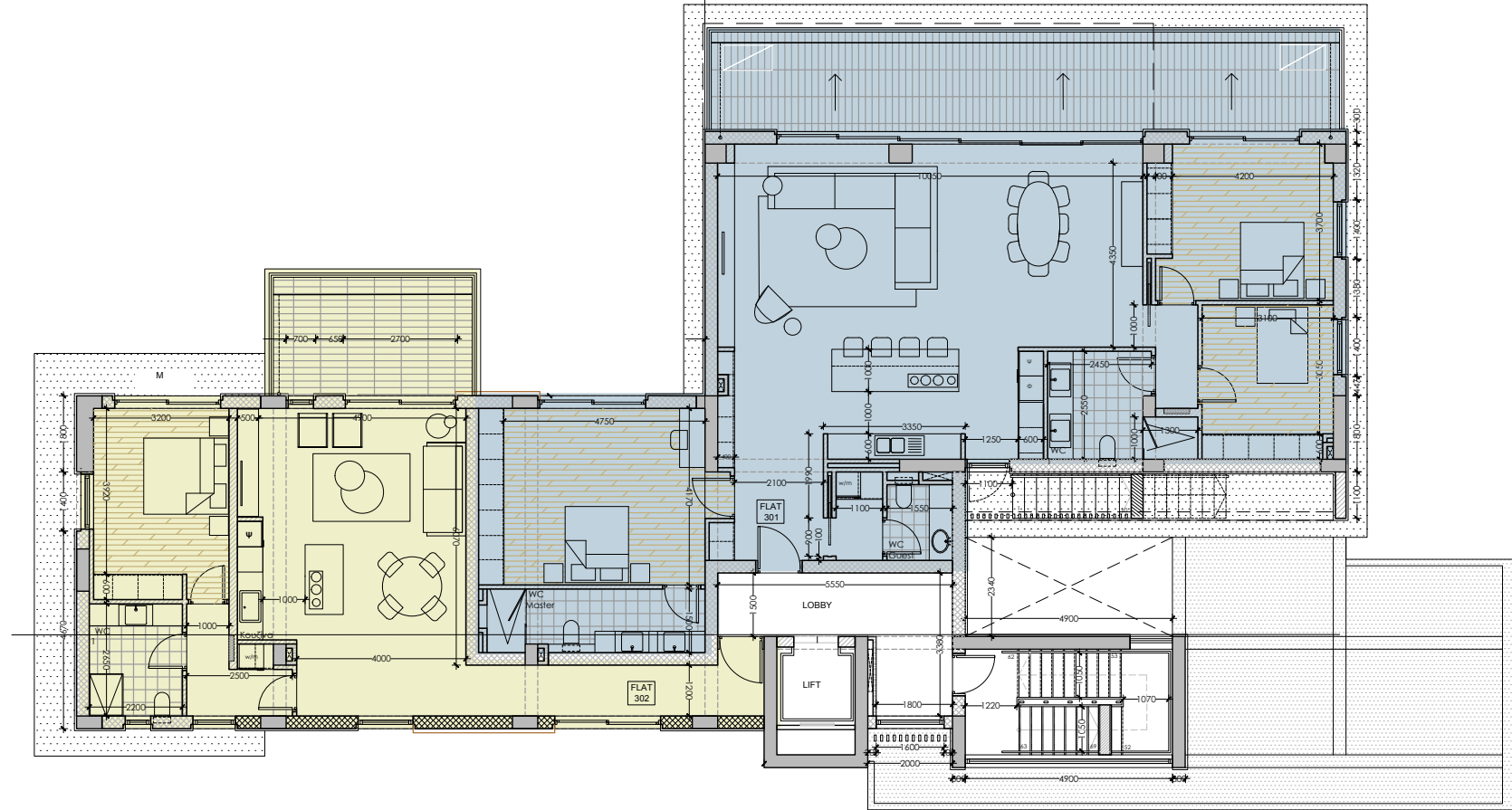
Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
101 Levanda	1 + LGF	2	104.00	63.50	0.00	54.00	0.00	22.14	243.64
102 Levanda	1	1	58.50	0.00	9.00	9.00	0.00	12.45	88.95
103 Levanda	1	2	97.00	0.00	14.00	18.50	0.00	20.65	150.15

Levanda
2nd Floor



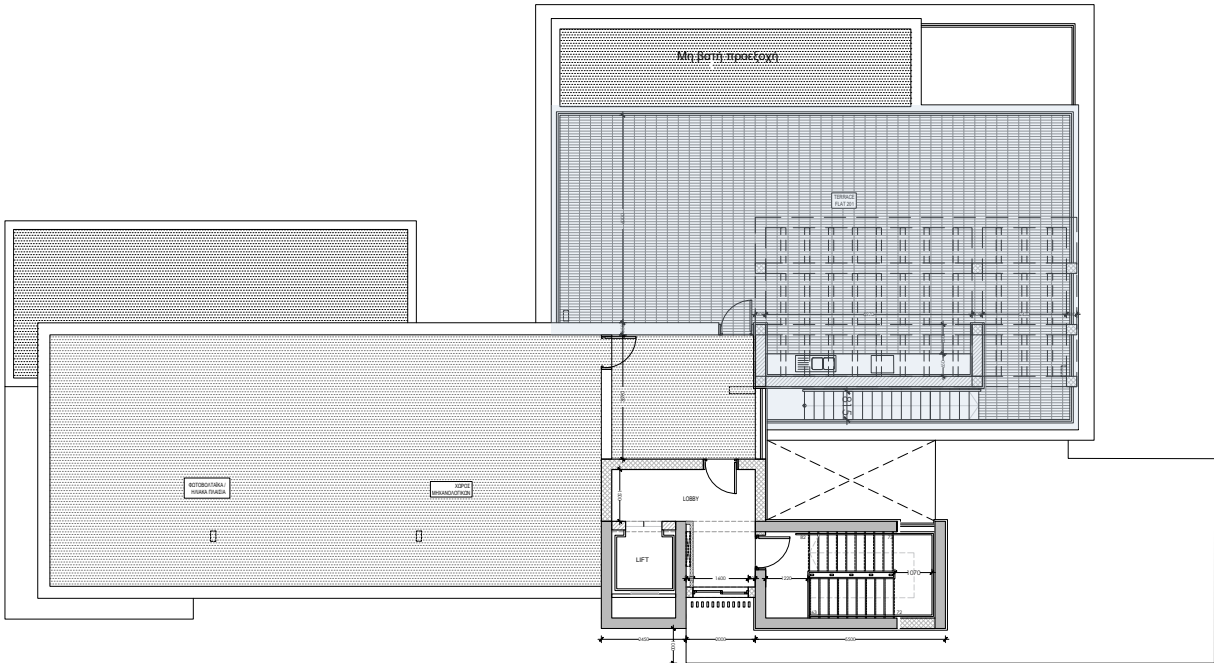
Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
201 Levanda	2	2	84.70	0.00	9.00	23.00	0.00	18.00	134.70
202 Levanda	2	1	80.00	0.00	9.00	12.00	0.00	17.00	118.00
203 Levanda	2	2	99.00	0.00	9.00	17.50	0.00	21.04	146.54

Levanda
3rd Floor

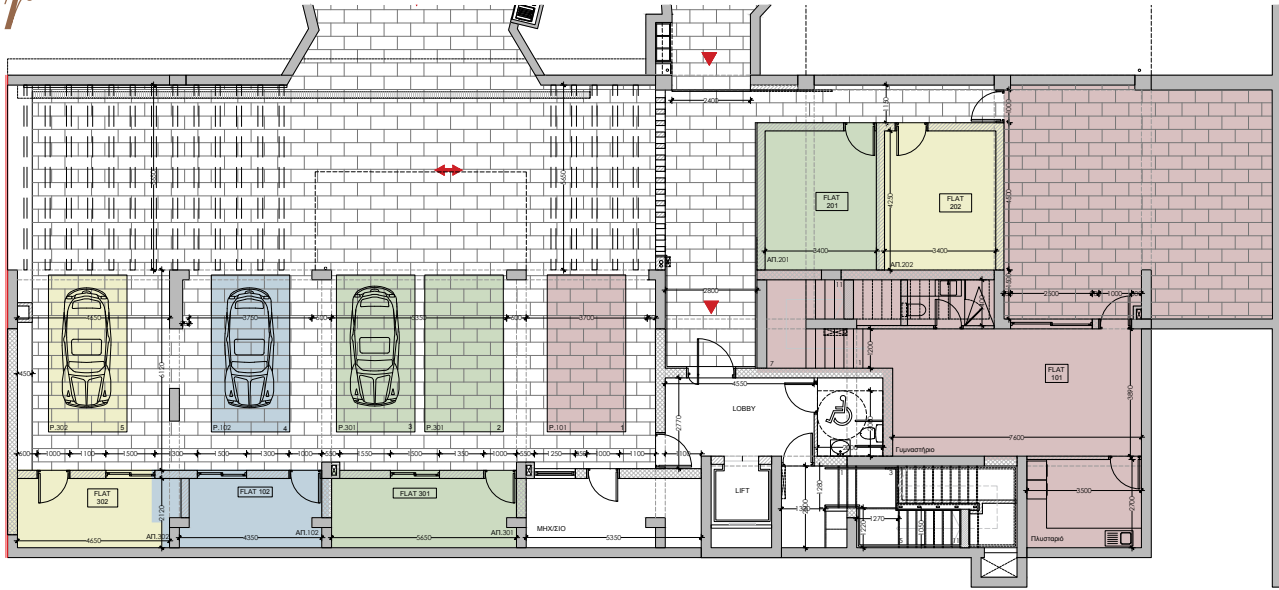


Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
301 Levanda	3 + RG	3	171.40	0.00	16.00	37.00	125.00	36.43	385.83
302 Levanda	3	1	86.00	0.00	14.00	15.00	0.00	18.28	133.28

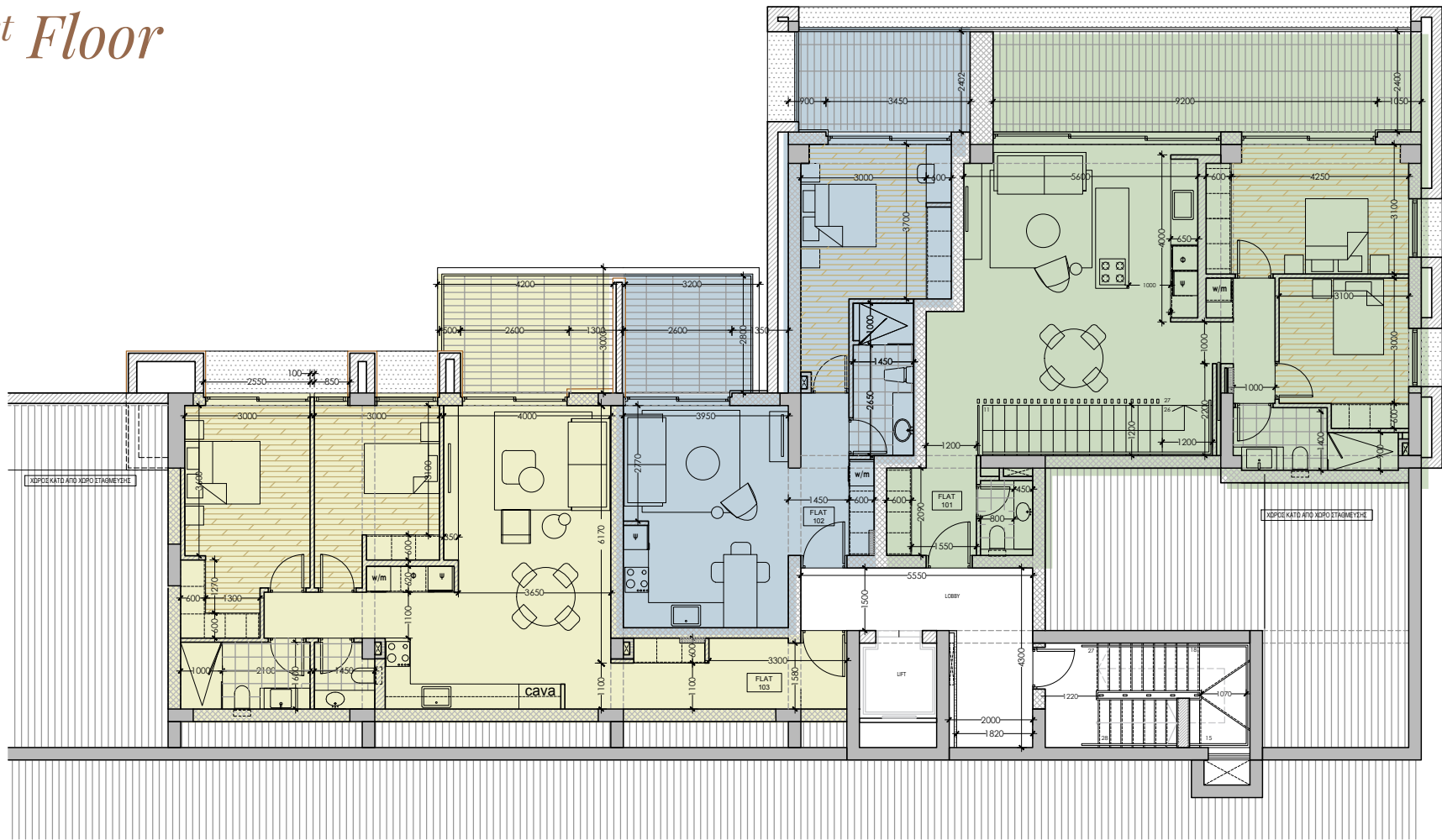
Levanda
Roof Garden



Levanda
Parking Floor

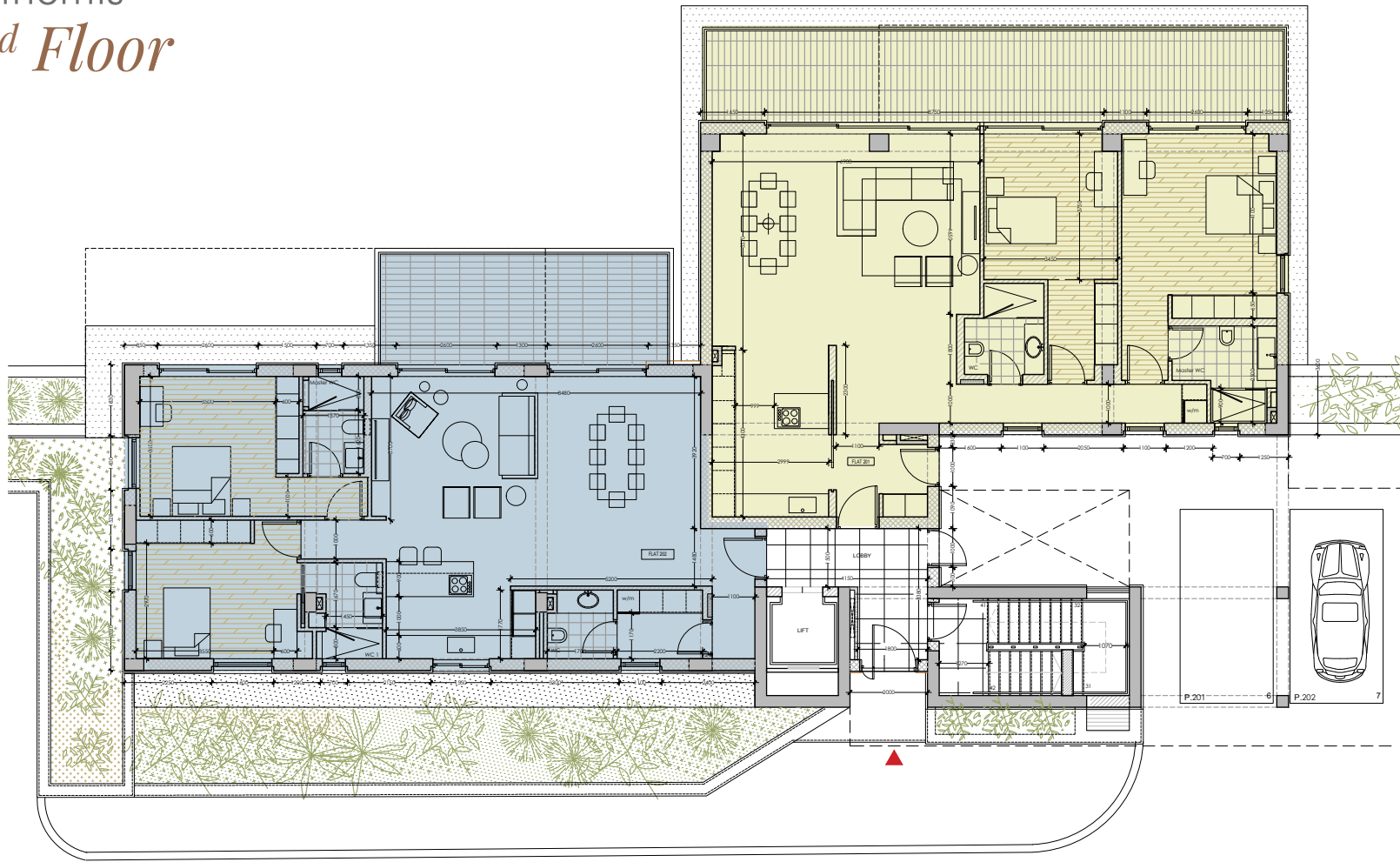


Anthemis
1st Floor



Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
101 Athemis	1 + LGF	2	104.00	63.50	0.00	54.20	0.00	22.14	243.84
102 Athemis	1	1	58.50	0.00	12.00	20.50	0.00	12.45	103.45
103 Athemis	1	2	97.00	0.00	14.00	17.00	0.00	20.65	148.65

Anthemis
2nd Floor



Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
201 Athemis	2	2	135.80	0.00	16.00	37.00	0.00	28.91	217.71
202 Athemis	2	2	124.00	0.00	19.00	19.00	0.00	26.40	188.40

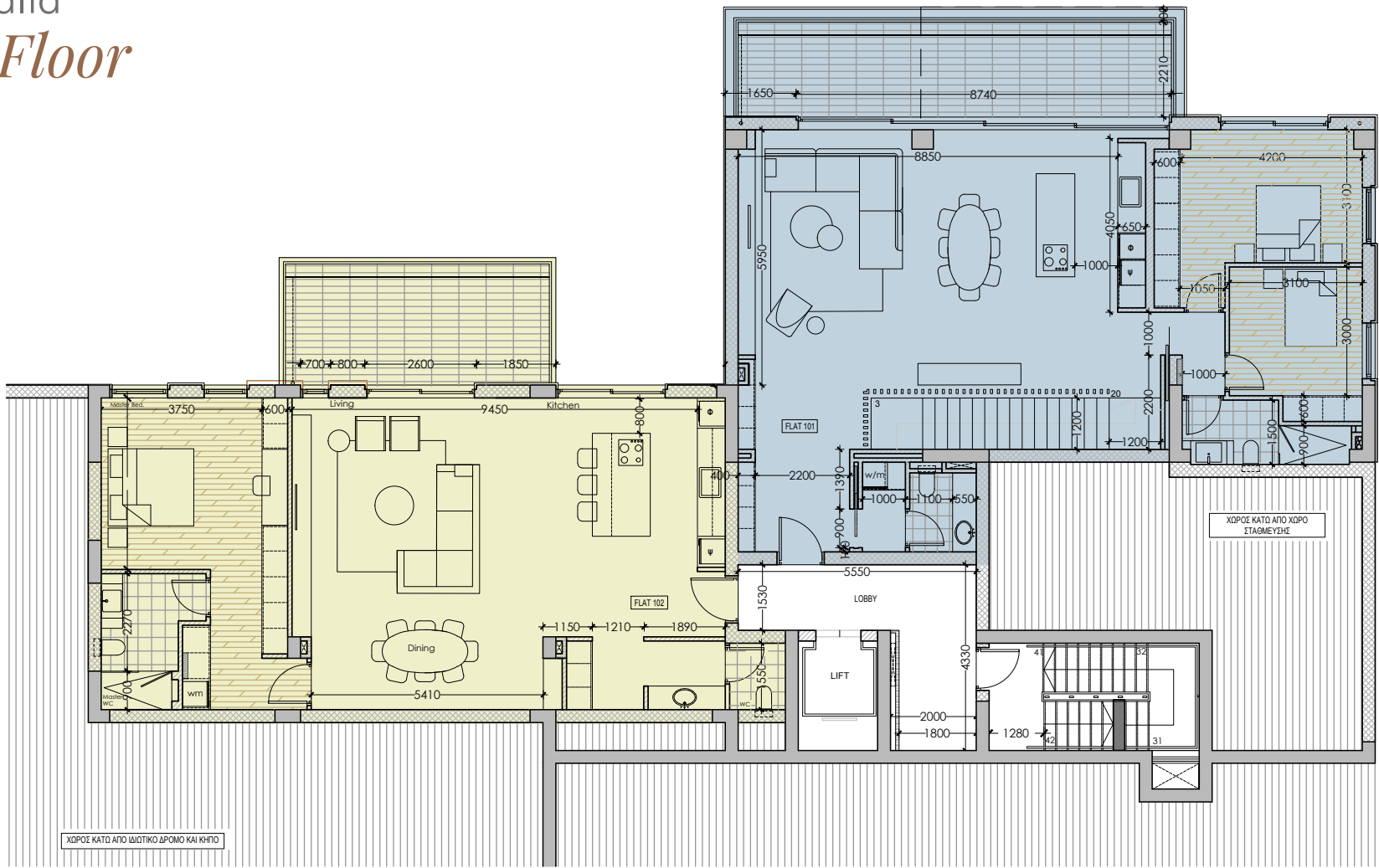
The floor plan for Flat 301 is a large, rectangular unit with a complex internal layout. The main living area is located on the right side, featuring a large sofa, a coffee table, and a dining table. The kitchen is situated at the top right, equipped with a sink, stove, and refrigerator. The bedroom area is located on the left side, with a large master bedroom and two smaller bedrooms. The bathroom area is located in the center, with a master bathroom and two smaller bathrooms. The plan includes numerous dimensions and furniture layouts, providing a detailed view of the unit's interior.

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West Hill

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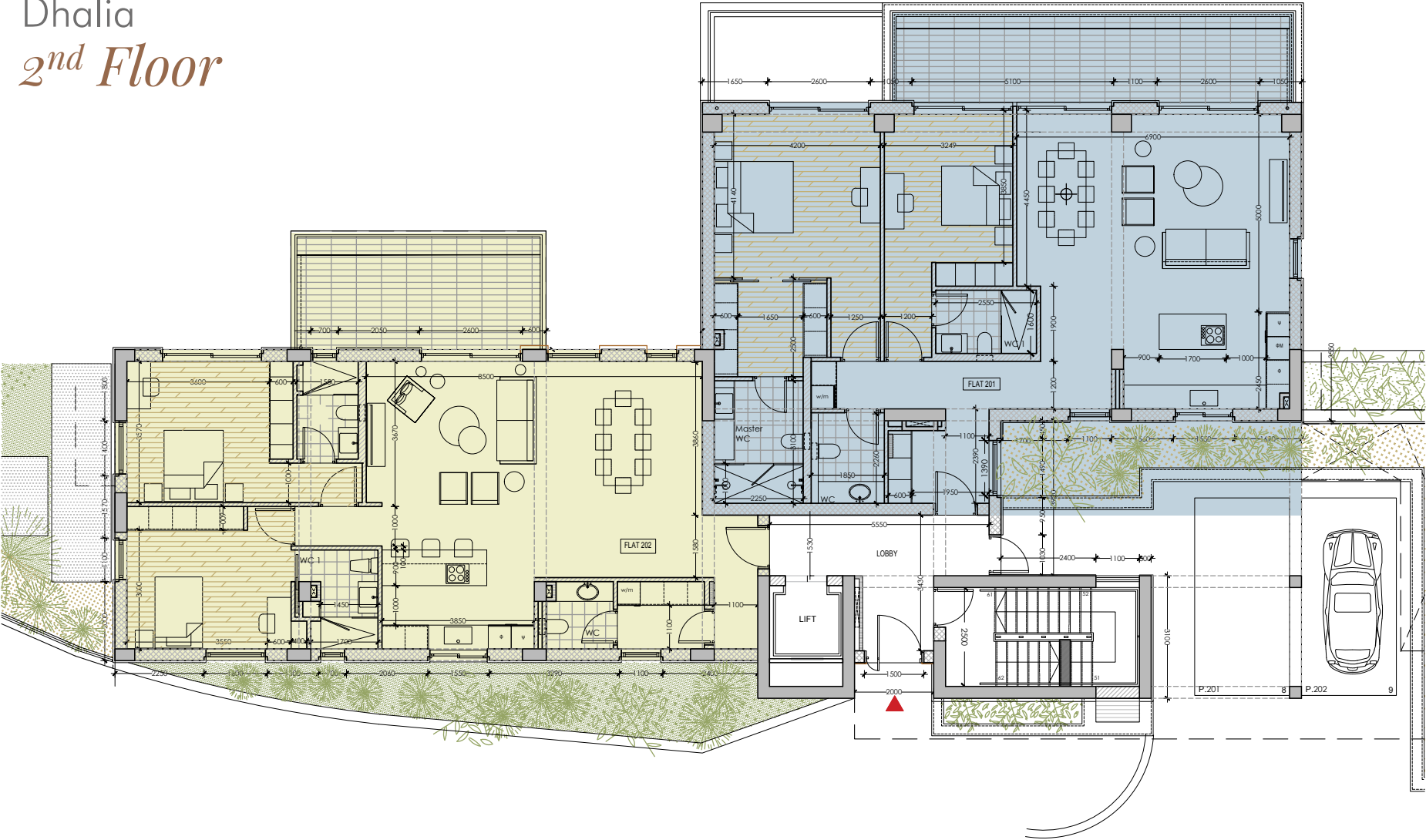


Dhalia
1st Floor



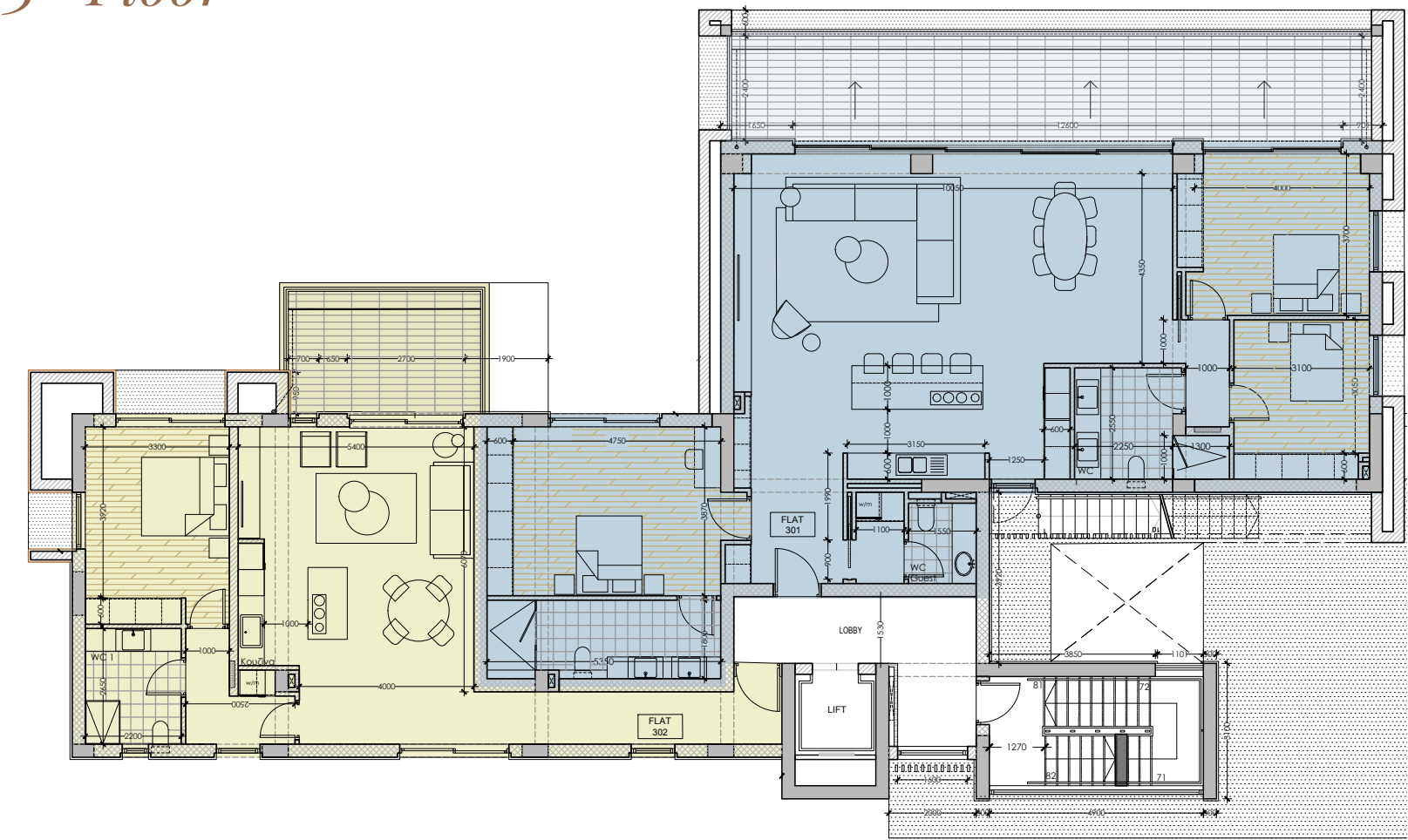
Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
101 Dhalia	1 + LGF	2	137.50	63.50	0.00	26.40	0.00	29.27	256.67
102 Dhalia	1	1	121.50	0.00	19.00	15.00	0.00	25.86	181.36

Dhalia
2nd Floor



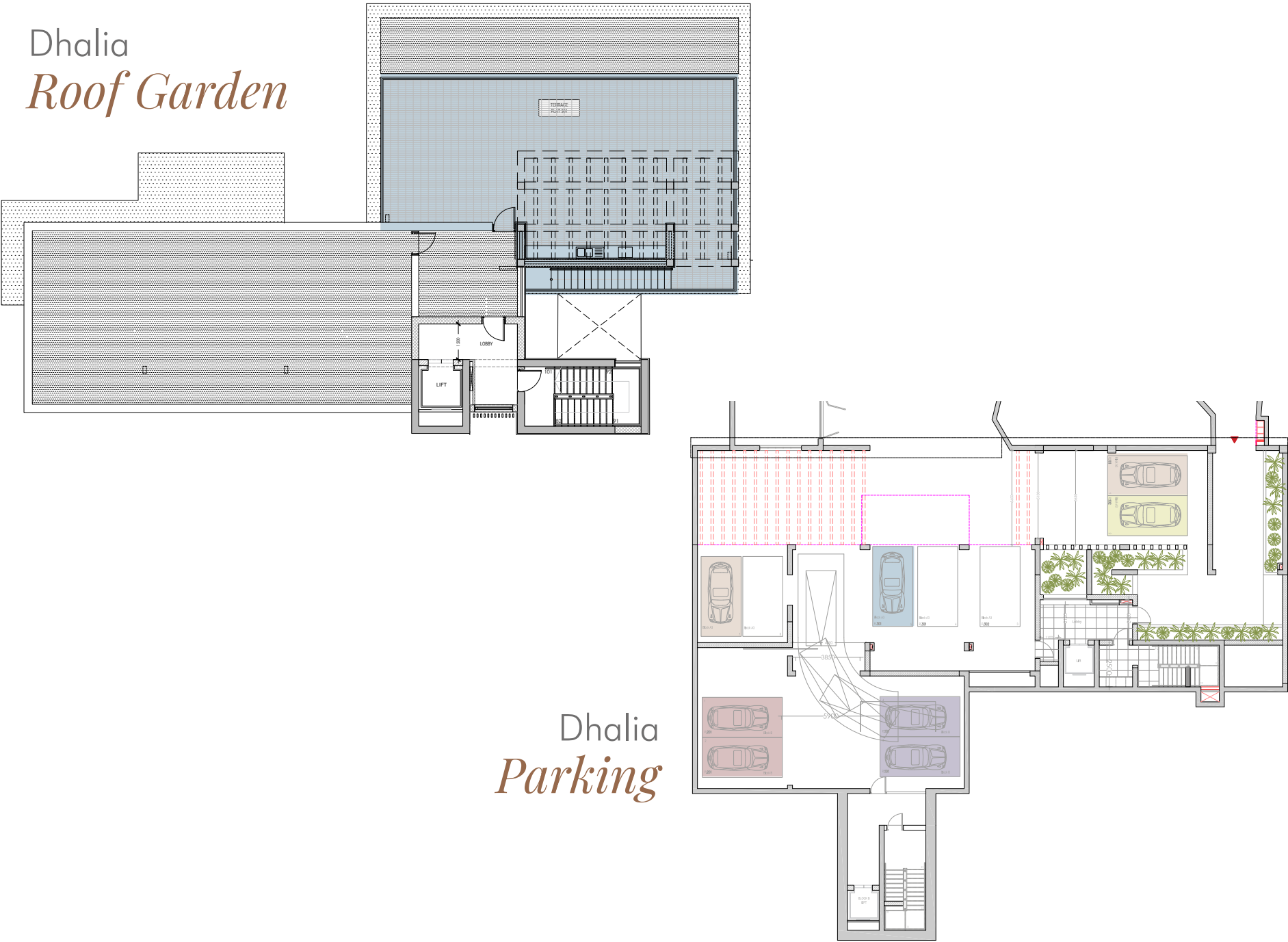
Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
201 Dhalia	2	2	139.00	0.00	16.00	23.00	0.00	29.59	207.59
202 Dhalia	2	2	124.00	0.00	19.00	19.00	0.00	26.39	188.39

Dhalia
3rd Floor



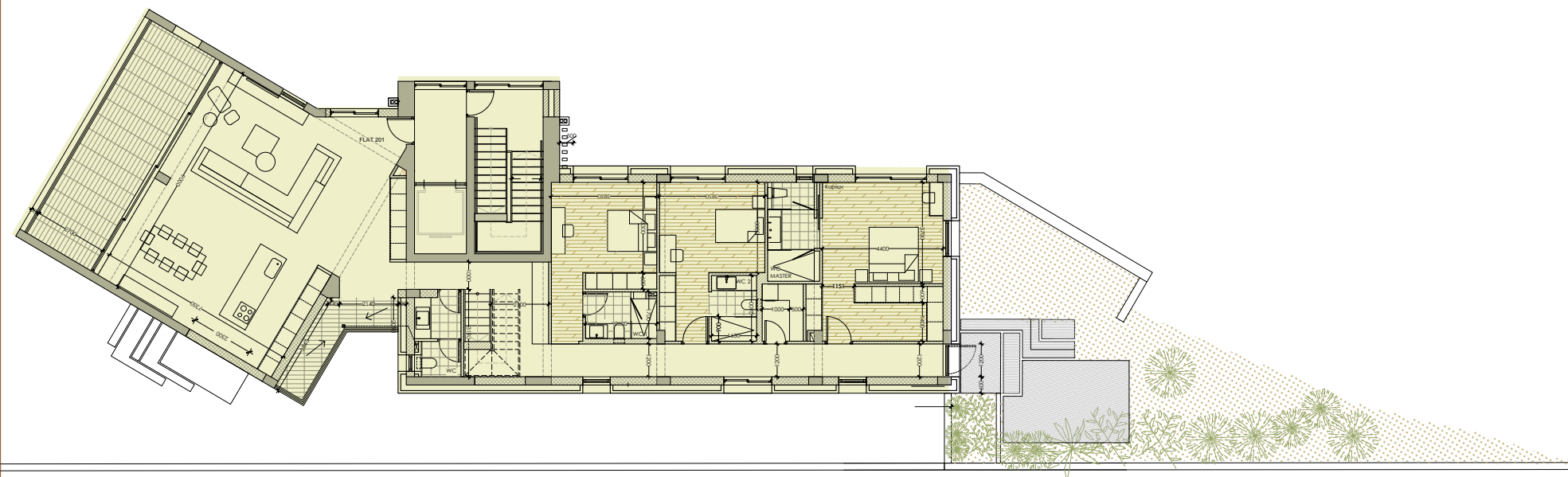
Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
301 Dhalia	3 + RG	3	171.40	0.00	20.00	162.00	36.59	36.48	426.47
302 Dhalia	3	1	86.00	0.00	20.00	15.00	18.36	18.31	157.67

Dhalia
Roof Garden



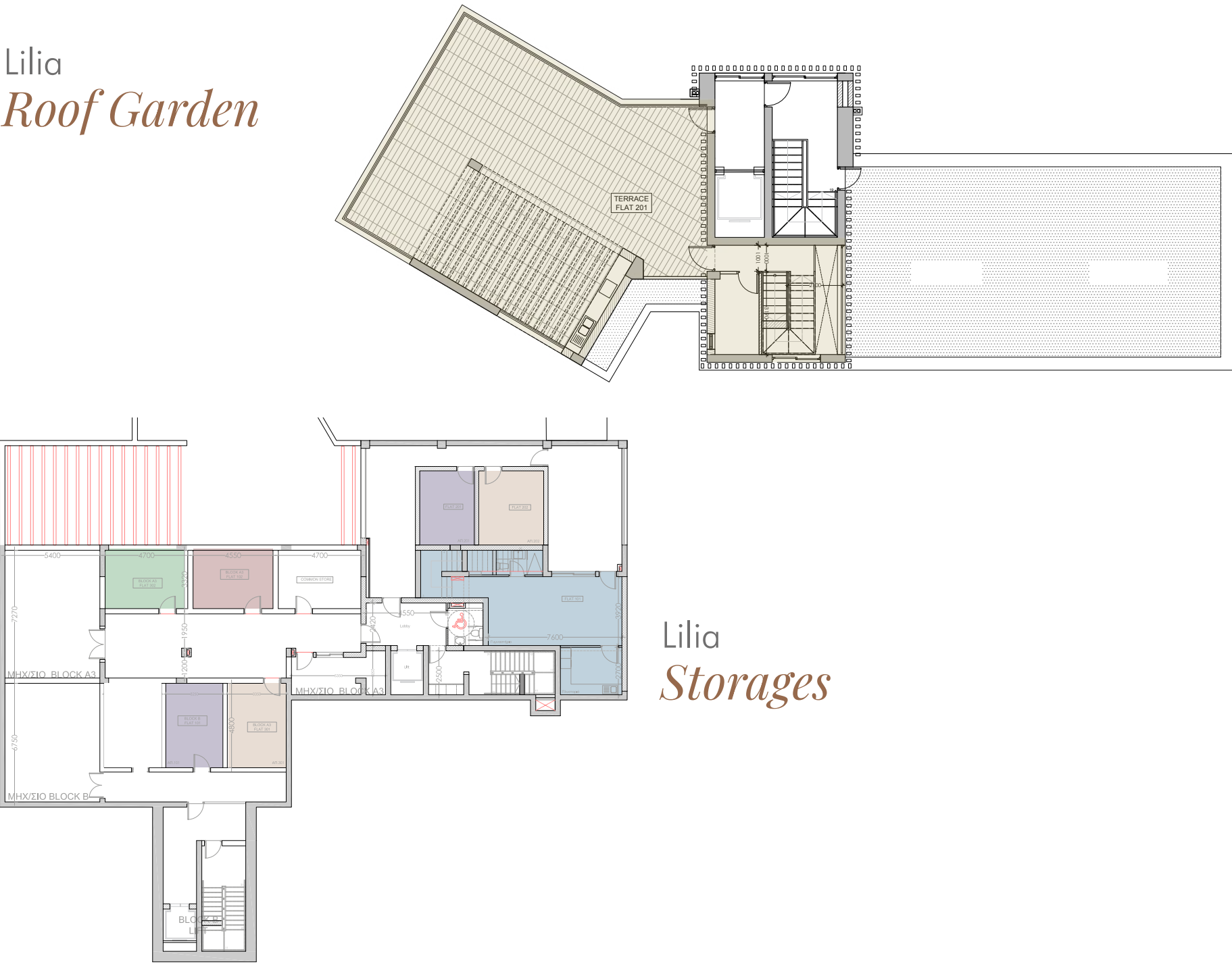
Dhalia
Parking

Lilia
Apt 201

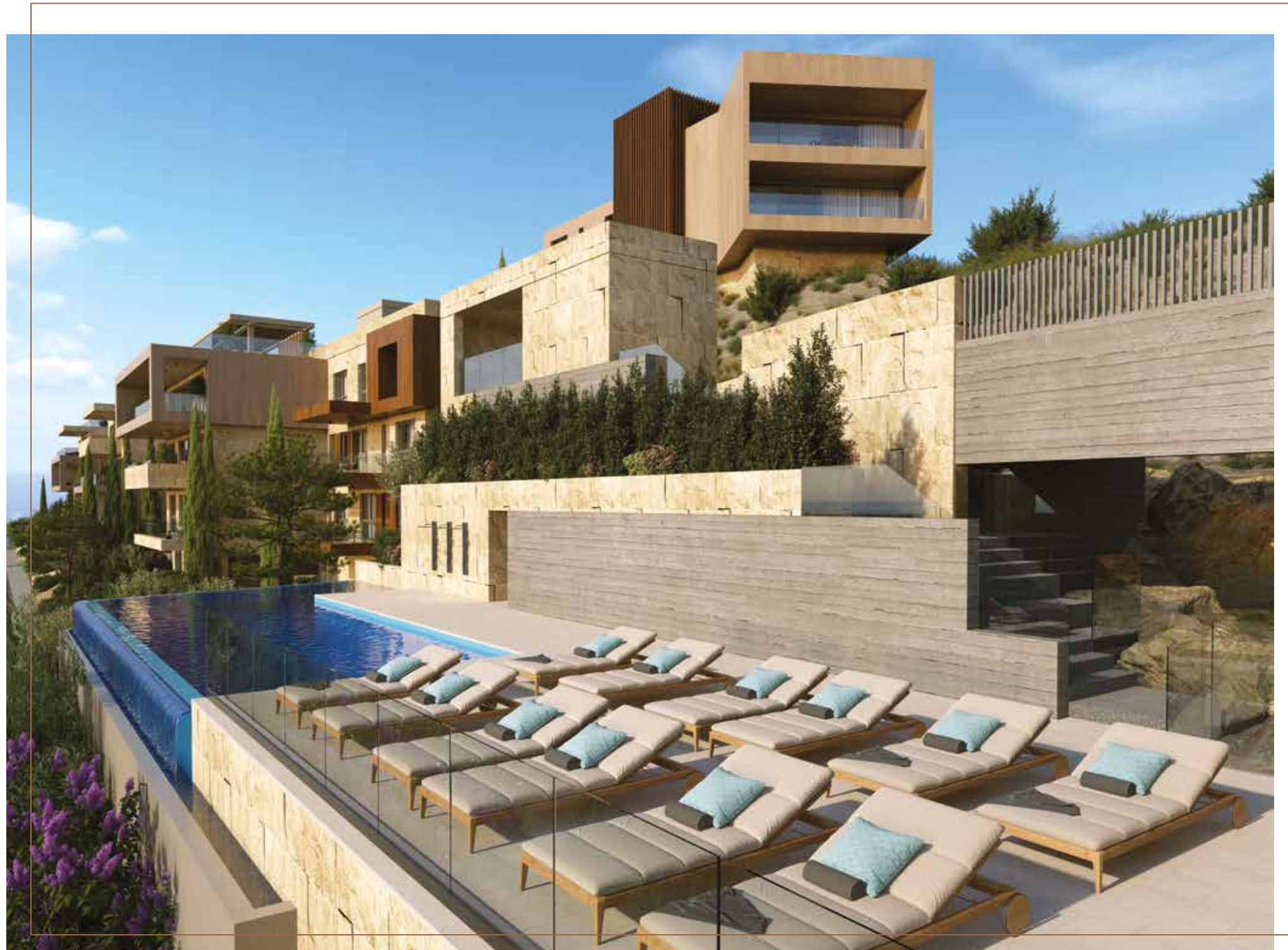


Apartment	Floor	Bedroom	Internal Area m ²	Utility Area m ²	Store m ²	Verandas m ²	Roof Terrace m ²	Common Area m ²	Total Area m ²
201 Lilia	2 + RG	3	245.20	0.00	8.80	34.00	106.00	18.26	412.26

Lilia
Roof Garden



Lilia
Storages



Amenities

- Outdoor swimming pool for all residents
- Changing facilities
- Communal toilets
- Beautiful landscaped gardens
- Covered and remote controlled parking for all residents
- Parking for guests

Specifications

General Specifications

- Full Air Conditioning within suspended ceilings
- Underfloor heating throughout
- Large patio doors and windows
- All windows and external doors double glazed with laminated glass for sound insulation
- Spacious top of the range wardrobes in all bedrooms
- Tastefully designed fitted kitchens of the highest quality with granite tops
- Superbly designed luxurious bathrooms

Penthouse Extra Specifications

- Private access to private rooftops (internal or external staircase)
- Covered and uncovered areas on rooftop





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