

# KNOXVILLE

live above and beyond



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# Two Villas, Five Levels of Distinction.

Each villa spans five architecturally distinct levels, combining privacy, functionality, and panoramic views of both sea and city.



## KNOXVILLE

Conceived by Armeftis Partners, a leading architectural practice in Cyprus and Greece, Knoxville reflects modern minimalism and refined detail.

Every design element serves to enhance natural light, spatial flow, and effortless luxury.

*Each residence is a private vertical home — five levels of light, comfort, and sophistication.*

- 4 bedrooms
- 5 levels
- Sea & city views
- Energy class A
- Private lift & staircase access
- Private pool & garden





# LOCATION



NASHVILLE

KNOXVILLE



# The quiet hillside at the centre of everything

A quiet, upscale residential enclave with effortless access to the sea, the city, and everyday essentials.

Knoxville is located in the Paniotis neighbourhood, a new and affluent area that has, in recent years, become home to modern luxury villas due to its excellent accessibility, low suburban density, and unobstructed views of the sea and the city.

From Paniotis, residents enjoy unmatched connectivity. The highway, the beachfront, local shops, and international schools are all just minutes away. Whether it's a morning school run, a quick drive to the beach, or commuting across the city, daily life becomes effortless and convenient.



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Shops & local amenities	3 min
Cafés & restaurants	3 min
International Schools	5 min
Medical centres	5 min
Limassol Seafront	5 min
Shopping Districts	10 min
Troodos Mountains	35 min
Airports	45 min







High ceilings. Expansive glazing. Seamless transitions between interior and exterior spaces — all crafted for modern Mediterranean living.

# Architecture That Elevates Everyday Living

**Knoxville is a five-level architectural statement — an expression of clarity, proportion, and connection.**

**Each villa has been carefully oriented to maximize natural light and views, with wide openings, private verandas, and flowing interior volumes.**

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LEVEL 5	→	Outdoor living	Sea views, jacuzzi & BBQ options, guest bathroom, pergola
LEVEL 4	→	Social level	Kitchen, dining area, WC, living room, fireplace, verandas
LEVEL 3	→	Private quarters	3 ensuite bedrooms, master with private veranda and sea view
LEVEL 2	→	Access & parking	Entrance foyer, lift access, private parking, garden connection
LEVEL 1	→	Recreation place	Guest/maid's suite, utility areas, pool, terrace, garden

		Internal areas	Covered verandas	Roof garden	Garden
EAST VILLA	→	377m <sup>2</sup>	102m <sup>2</sup>	79m <sup>2</sup>	259m <sup>2</sup>
WEST VILLA	→	377m <sup>2</sup>	102m <sup>2</sup>	79m <sup>2</sup>	246m <sup>2</sup>



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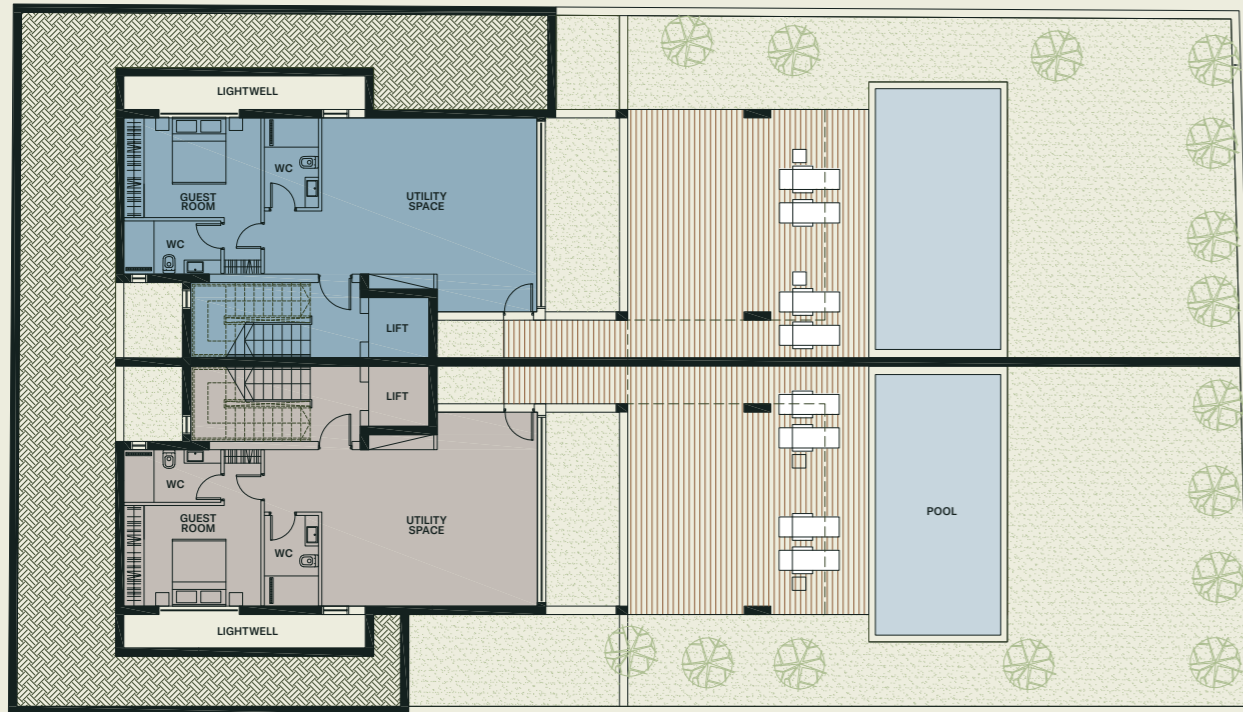




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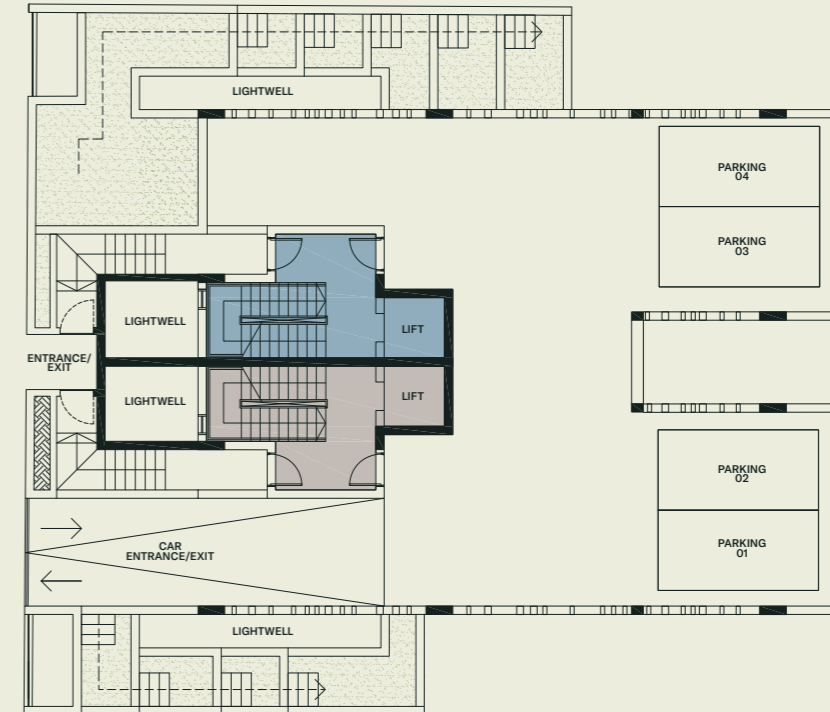


Level 1  
Garden



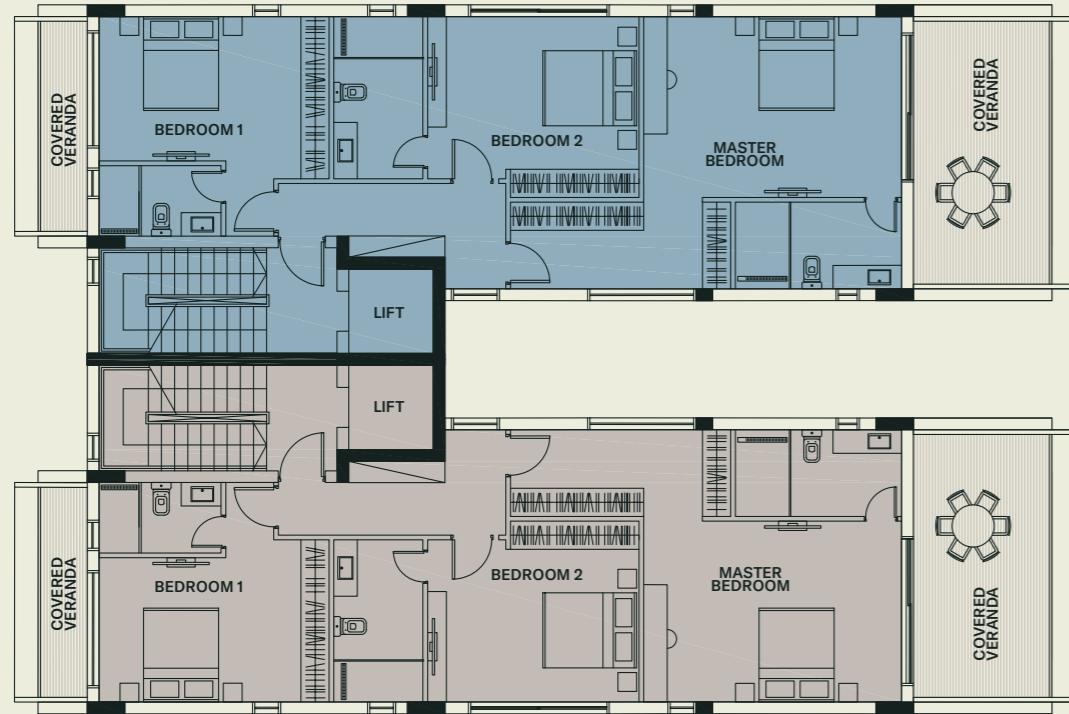
		Internal areas	Covered verandas	Roof garden	Pool
EAST VILLA	→	88m <sup>2</sup>	60m <sup>2</sup>	164m <sup>2</sup>	29m <sup>2</sup>
WEST VILLA	→	88m <sup>2</sup>	60m <sup>2</sup>	164m <sup>2</sup>	29m <sup>2</sup>

Level 2  
Entrance



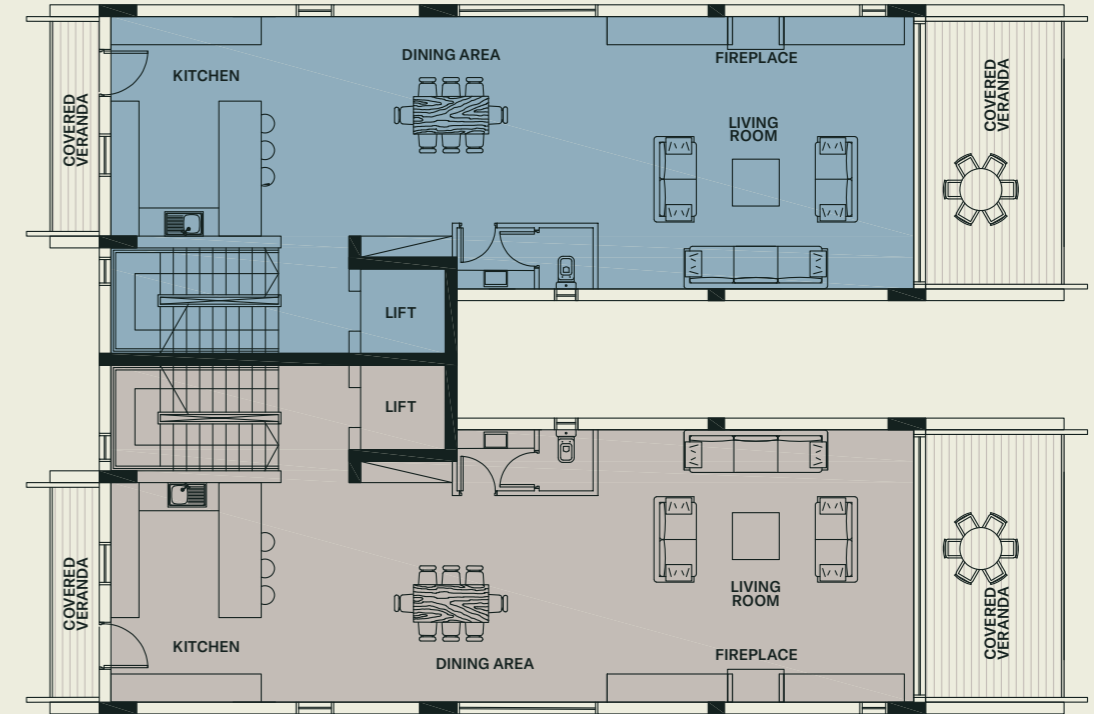
		Internal areas	Covered parkings	Garden
EAST VILLA	→	24m <sup>2</sup>	2	95m <sup>2</sup>
WEST VILLA	→	24m <sup>2</sup>	2	82m <sup>2</sup>

Level 3  
Bedrooms



		Internal areas	Covered verandas
EAST VILLA	→	120m <sup>2</sup>	21m <sup>2</sup>
WEST VILLA	→	120m <sup>2</sup>	21m <sup>2</sup>

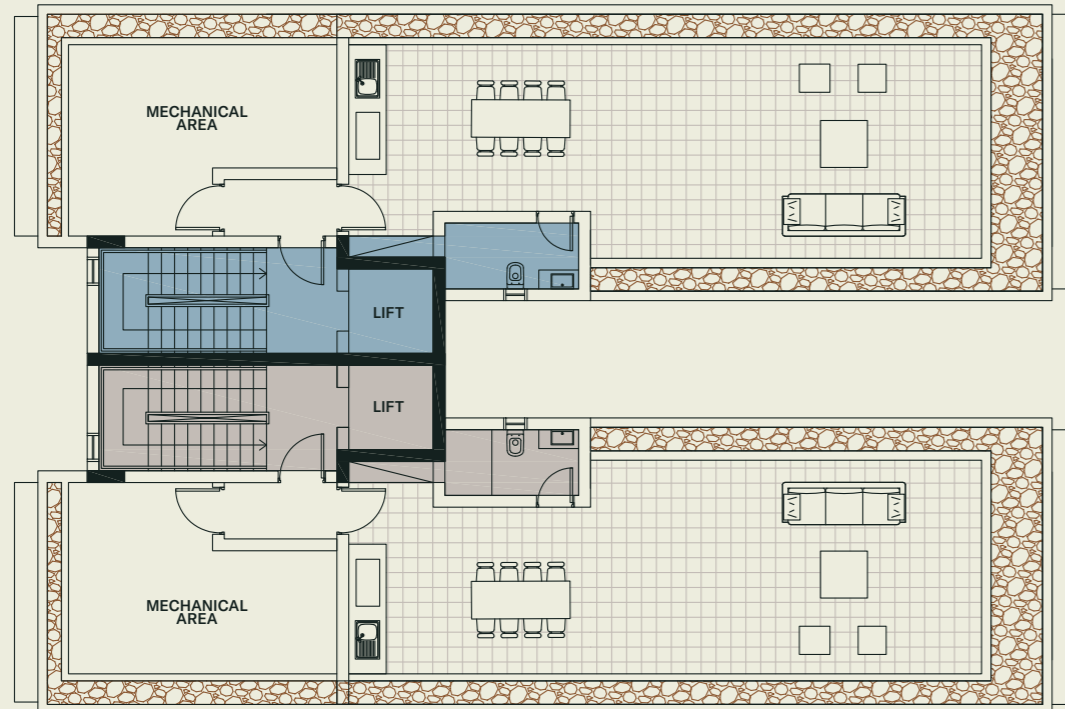
Level 4  
Living and dining



		Internal areas	Covered verandas
EAST VILLA	→	120m <sup>2</sup>	21m <sup>2</sup>
WEST VILLA	→	120m <sup>2</sup>	21m <sup>2</sup>

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Level 5  
Roof Garden



		Internal areas	Roof garden	Mechanical area
EAST VILLA	→	25m <sup>2</sup>	79m <sup>2</sup>	26m <sup>2</sup>
WEST VILLA	→	25m <sup>2</sup>	79m <sup>2</sup>	26m <sup>2</sup>







## Green approaches and sustainability

Eco-conscious design, high performance engineering, and cutting-edge energy-saving technologies come together to create a development focused on long-term sustainability.

- Building EPC category “A” energy efficiency – partially powered by photovoltaic cells
- One provision for an electric car charging station for each villa
- Photovoltaic panels providing electricity for a share of the villas
- Highly energy-efficient heat-pump-powered underfloor heating on levels 3 and 4 throughout
- Energy-efficient VRV air-conditioning system providing cooling and heating throughout; two extra split-unit provisions in the level 1 utility space
- Domestic solar-heated water supply with recirculation for water economy
- Double-glazed windows with thermally insulating aluminium frames
- Thermal envelope applied across the entire building façade and roofs



All M&E installations as per the requirements of the Electricity Authority of Cyprus and all relevant European regulations.



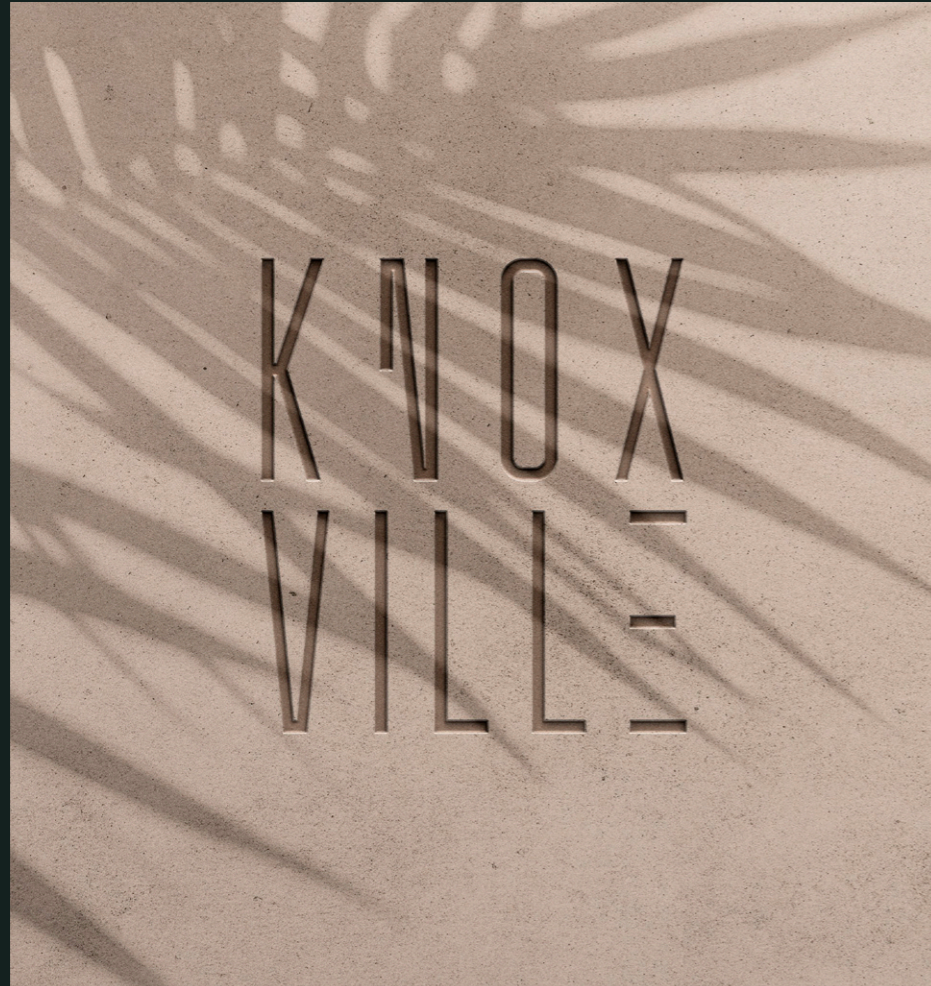
All fit-out and architectural features to be of a high standard, as specified by the Project Architect.

## Other electrical and mechanical specifications

- Smart control system for each apartment, incorporating lighting, curtains, and the domestic hot water boiler
- Provisions for satellite and television network
- Provision for a wireless alarm system for apartments
- USB sockets in selected locations
- Electric towel rail and vanity-unit lighting provisions in bathrooms
- Electric shaver outlets in bathrooms
- Private lift (Kone, Mitsubishi, Otis, or Schindler)
- Video phone entry system for each villa for guests

## Fit-out & architectural features

- High-strength, durable porcelain/ceramic tiles with low porosity used for floor finishes and wall finishes in kitchens and bathrooms, as well as for floor finishes throughout the apartments and common areas of the building
- Synthetic stone for vanity units and kitchen benchtops in a variety of colours – porcelain optional extra
- Engineered wood parquet flooring in all bedrooms
- High-quality porcelain sanitary ware and fittings/accessories
- Locally manufactured or Italian kitchens designed according to the layout and specifications defined by the Project Architect
- Wardrobes generally constructed with high-quality melamine structure and doors
- Gypsum-board false ceilings in kitchens, bathrooms, and hallways to conceal M&E devices, incorporating LED spotlights



A partnership built on trust, expertise,  
and a shared vision for excellence.

# The Visionaries Behind Knoxville



## → BCSA Ltd

Founded in 2020, BCSA is a new generation developer driven by innovation, design excellence, and client satisfaction. Its role in Knoxville includes land acquisition, design coordination, and project marketing.



## → Askanis Group of Companies

Established in 1989, Askanis is one of Limassol's most respected construction and development firms, renowned for quality, reliability, and experience in residential, commercial, and industrial projects. Askanis leads the construction and technical execution, ensuring Knoxville meets the highest standards of craftsmanship.



