



WEST HILL
ASKANIS GROUP



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

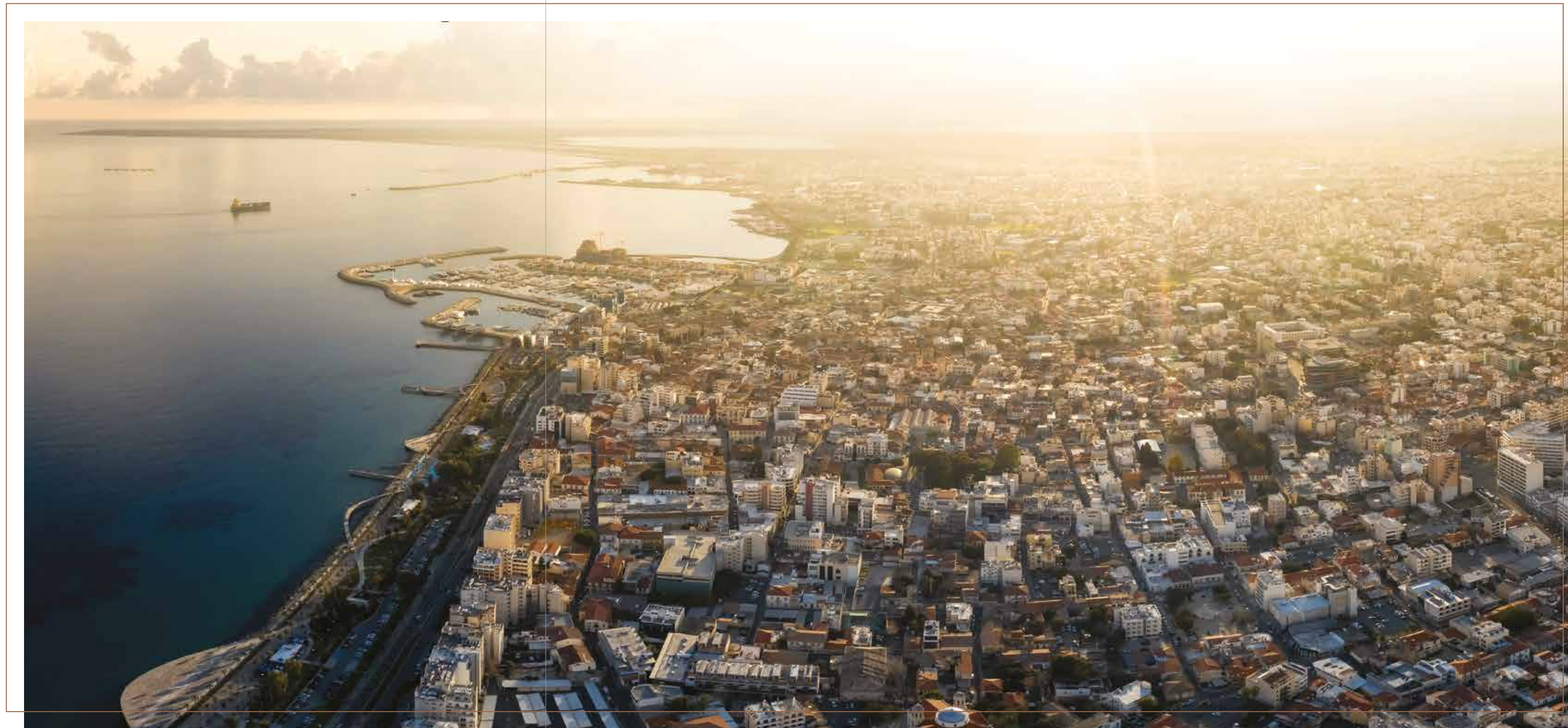
Ralph Waldo Emerson

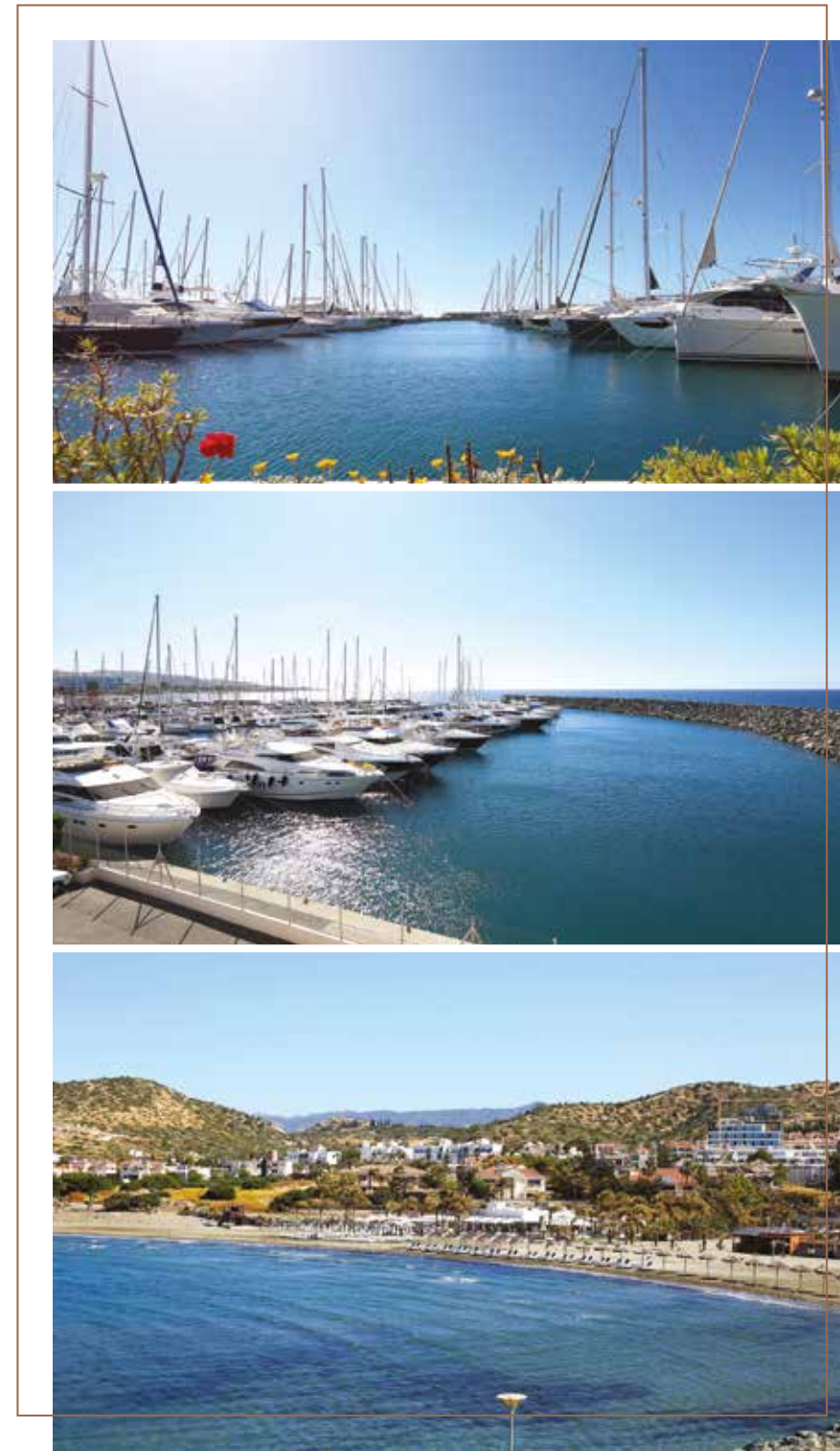
About *Limassol*

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 spoiled 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 three apartments in each, 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 an abundance of greenery and the ancient ruins of Amathounta nearby. Just beyond, the azure blue waters of the Mediterranean Sea sparkle within view, visible through the large windows and ample balconies, which stream in an abundance of natural light. In this way, the beautiful outdoors is never out of sight.

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.

Residents of **WEST HILL** can enjoy true luxury living, relaxing and unwinding at the communal outdoor pool, ideally situated among beautifully landscaped gardens. At the same time, they can rest easy with the knowledge that the secure, control access adds an extra layer of safety and security to the premises.

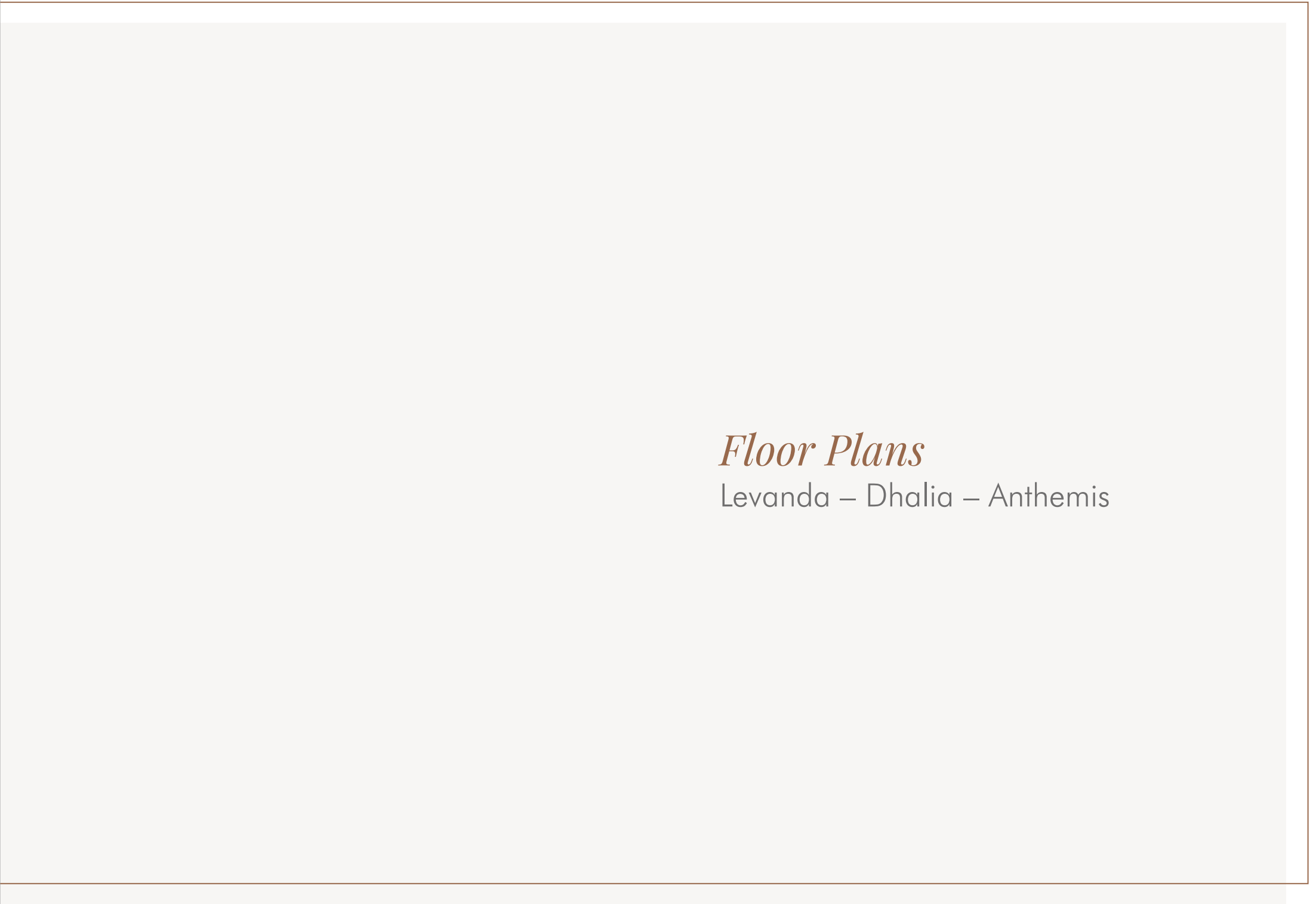
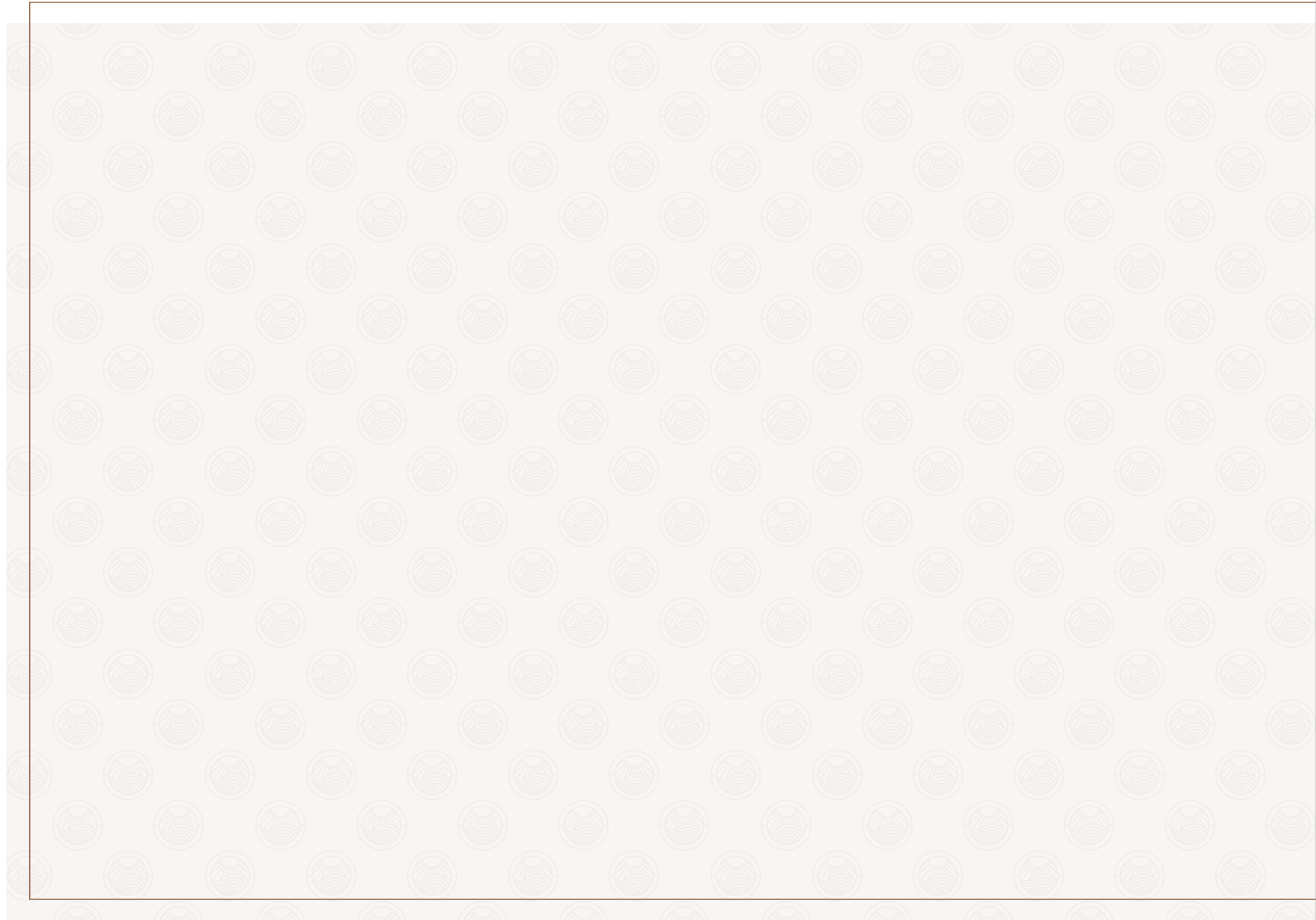




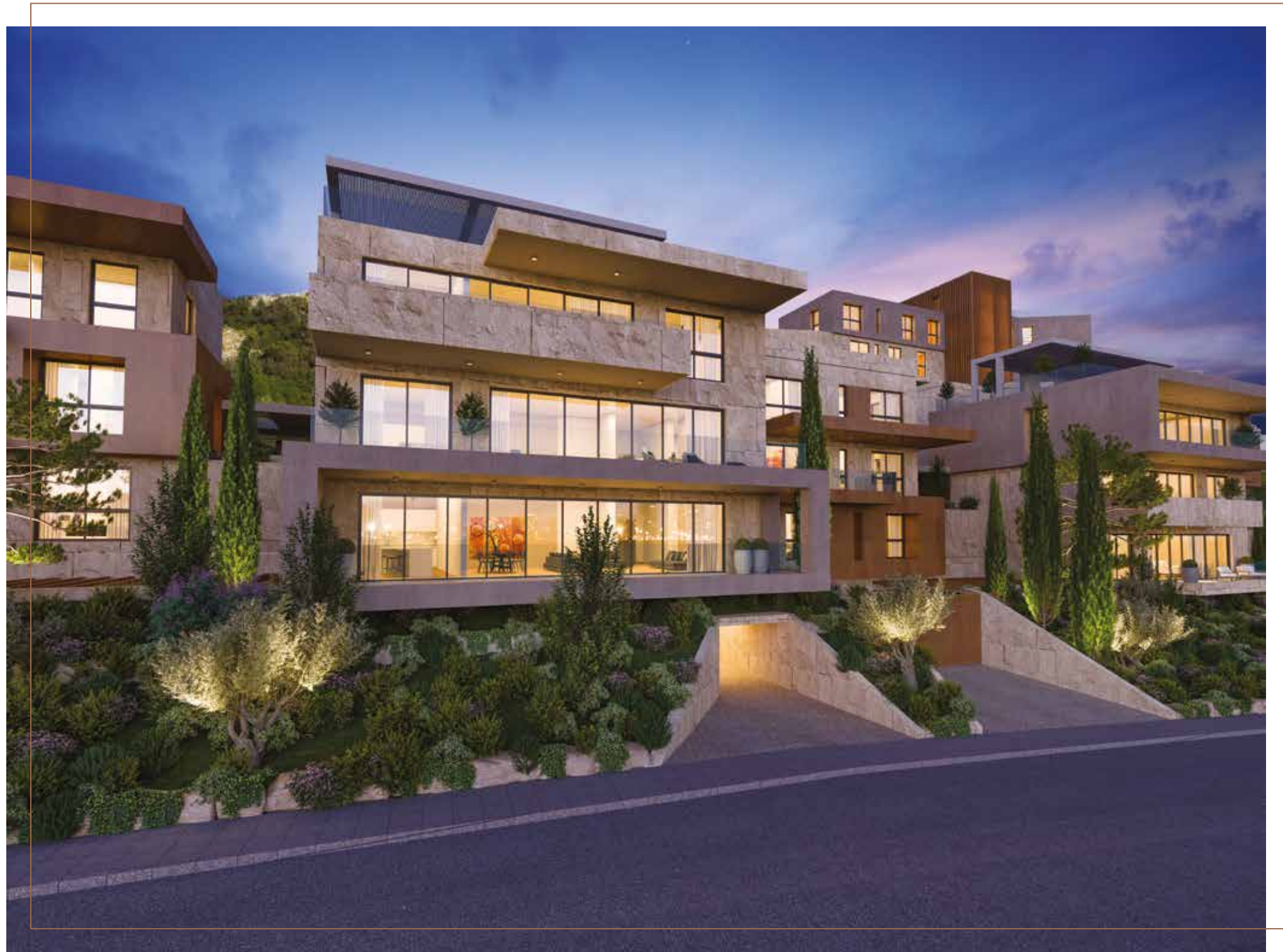
West Hill Site Plan

1. Communal 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





Floor Plans
Levanda – Dhalia – Anthemis



Levanda – Dhalia – Anthemis

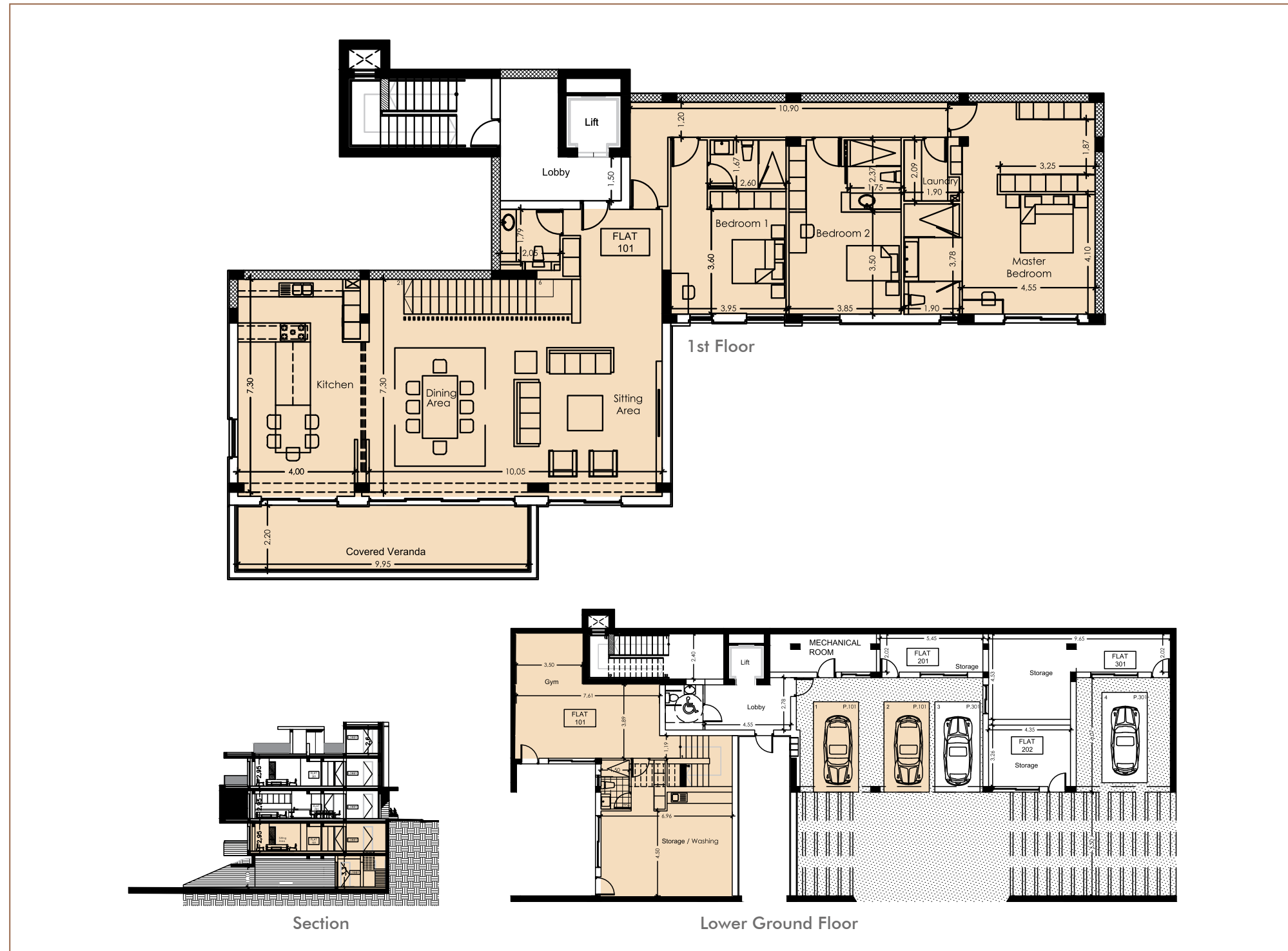
Introduction

The **WEST HILL** apartments have embraced the natural beauty of their surroundings, and this is reflected in their botanically-themed names, Levanda, Dhalia and Anthemis, all of which conjure up the intoxicating scents of Cyprus in the spring.

LEVANDA - DHALIA - ANTHEMIS each comprise one 3-bedroom apartment, two 2-bedroom apartments, and one luxury penthouse which features its own roof garden.

Each apartment offers full air conditioning within suspended ceilings, ensuring coolness during the hot summer months. For the fleeting winter months, the apartments stay cosy and warm, thanks to the underfloor heating throughout.

All residents of **WEST HILL** have access to their own underground parking area and storage room.



Levanda – Dhalia – Anthemis *The 3 Bedroom Apartment*

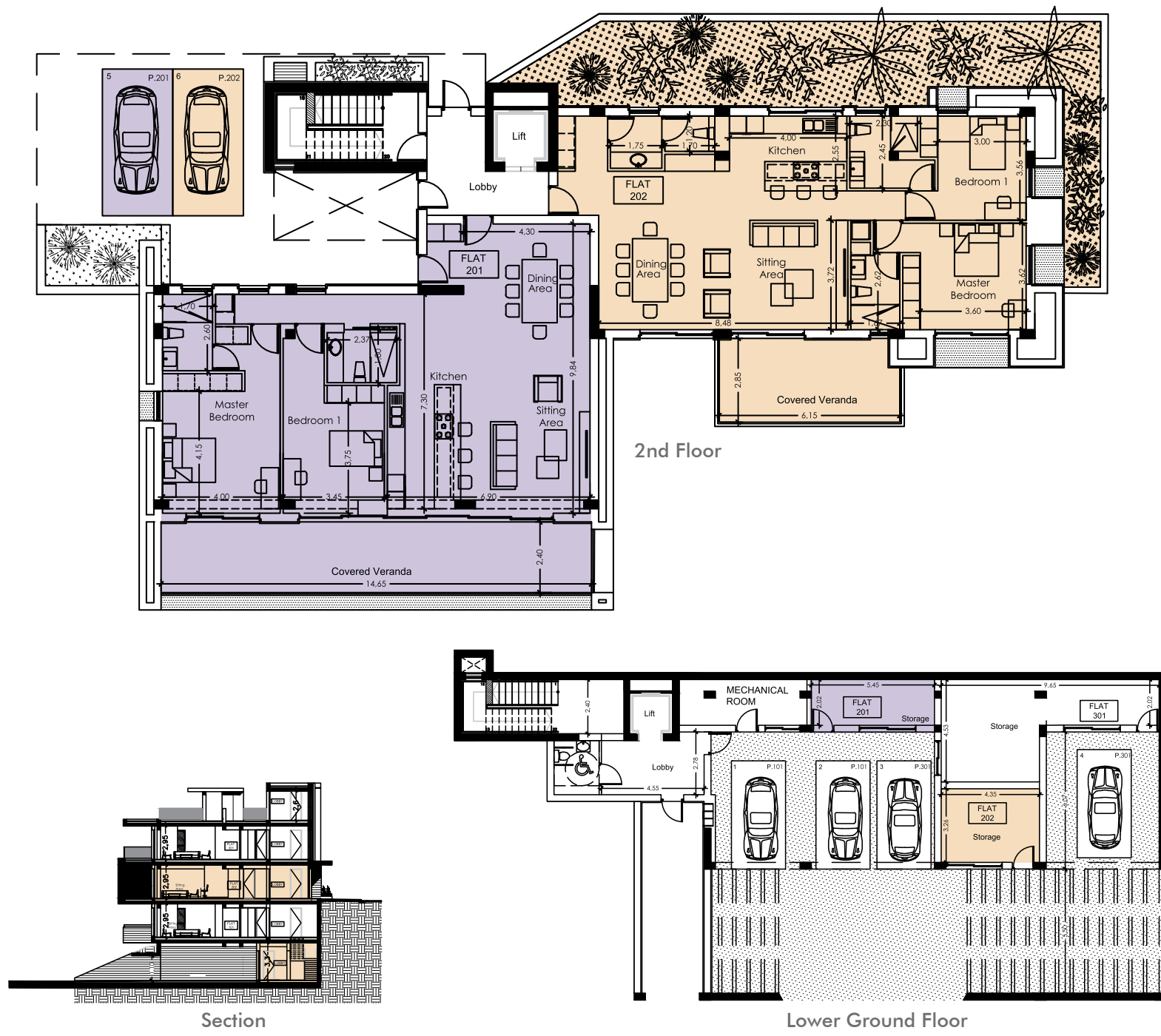
Apartments 101 in LEVANDA – DHALIA - ANTHEMIS are located on the first floor of each building. Every apartment is constructed with generous proportions, and features spacious, comfortable, open-plan living and dining areas that extend onto large, ample balconies serving up beautiful views.

Maximum care is taken to ensure that every space is perfectly utilized in each of these three-bedroom residences. All bedrooms feature en-suite bathrooms, while the master bedroom conveniently boasts its very own walk-in wardrobe. A guest bathroom is also available.

The separate kitchen area features granite countertops and top-of-the-line fittings, and also provides ample space for families to gather for quality time together, whether to celebrate special family events or simply enjoy a quiet pleasant meal in the warm and cosy surroundings of their home.

A private, internal staircase leads to a lower ground floor, where residents can have access to utility rooms, storage rooms and their own parking areas.

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	1 + lower ground floor	3	260.00	107.80	11.80	53.20	0.00	55.31	488.11



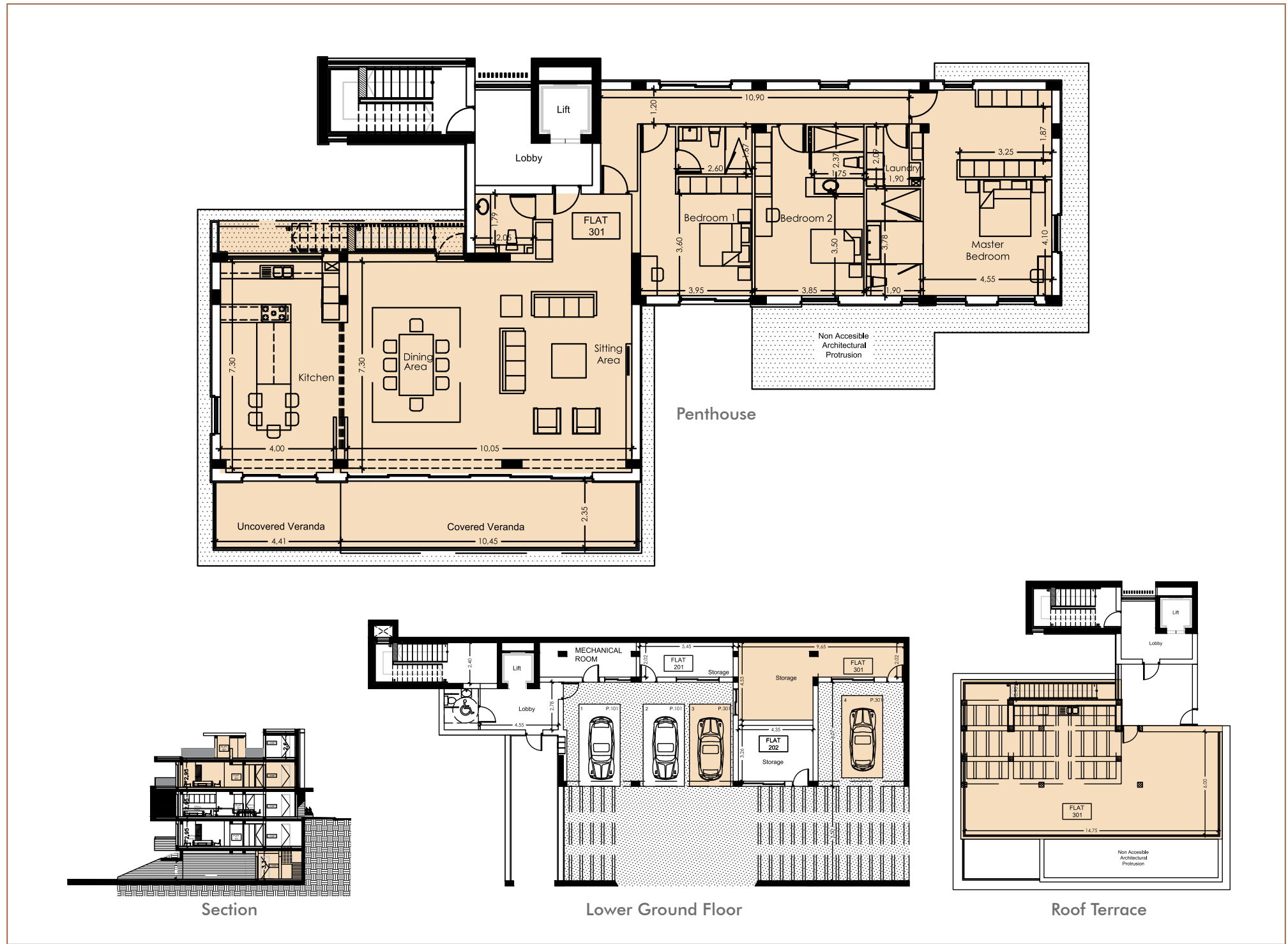
Levanda – Dhalia – Anthemis *The 2 Bedroom Apartments*

Apartments 201 and 202 are two-bedroom apartments, located on the second floor of the LEVANDA – DHALIA – ANTHEMIS buildings. They are similarly laid out with a comfortable, open plan living and dining area that extends out onto generous balconies where residents can enjoy the spectacular hillside views and beyond.

Both apartments feature a kitchen area fitted with granite countertops and top-of-the-line fixtures. The spacious workspaces are well-lit and roomy, allowing residents to fully take advantage of their kitchen's functionality.

One of the two-bedroom apartments consists of an en-suite master bedroom, a guest washroom, and a spacious second bedroom, while the other has two en-suite bedrooms. Residents also have access to their own storage room on the lower ground 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	2	2	135.80	0.00	15.00	37.00	0.00	28.89	216.69
202	2	2	124.00	0.00	18.30	18.50	0.00	26.38	187.18



Levanda – Dhalia – Anthemis *Penthouses*

The three-bedroom penthouse apartments offer residents the unique advantage of private access to their own private roofgarden via a private external staircase, complete with a covered deck and barbecue area, for truly uninterrupted views of the coastline and beyond.

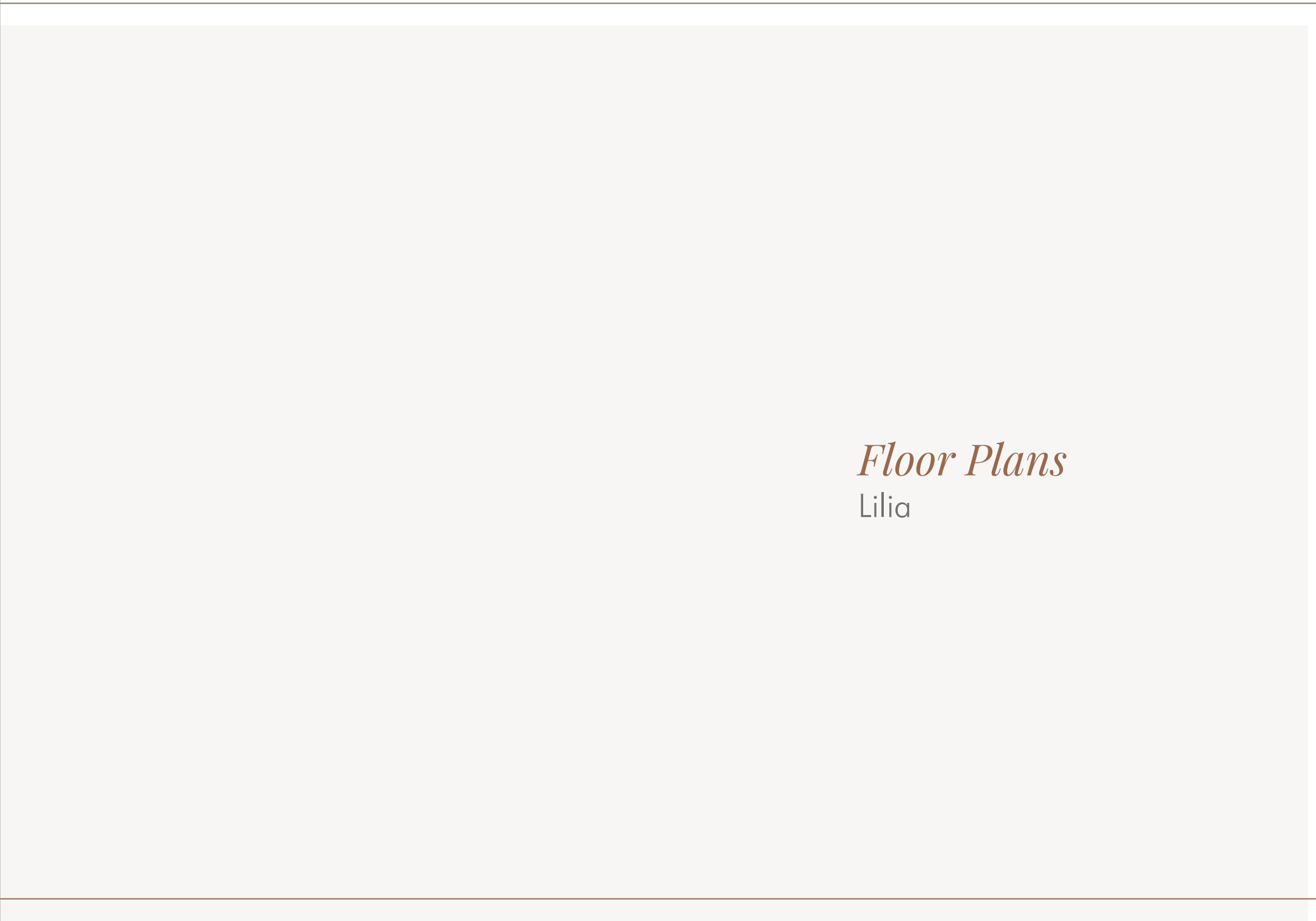
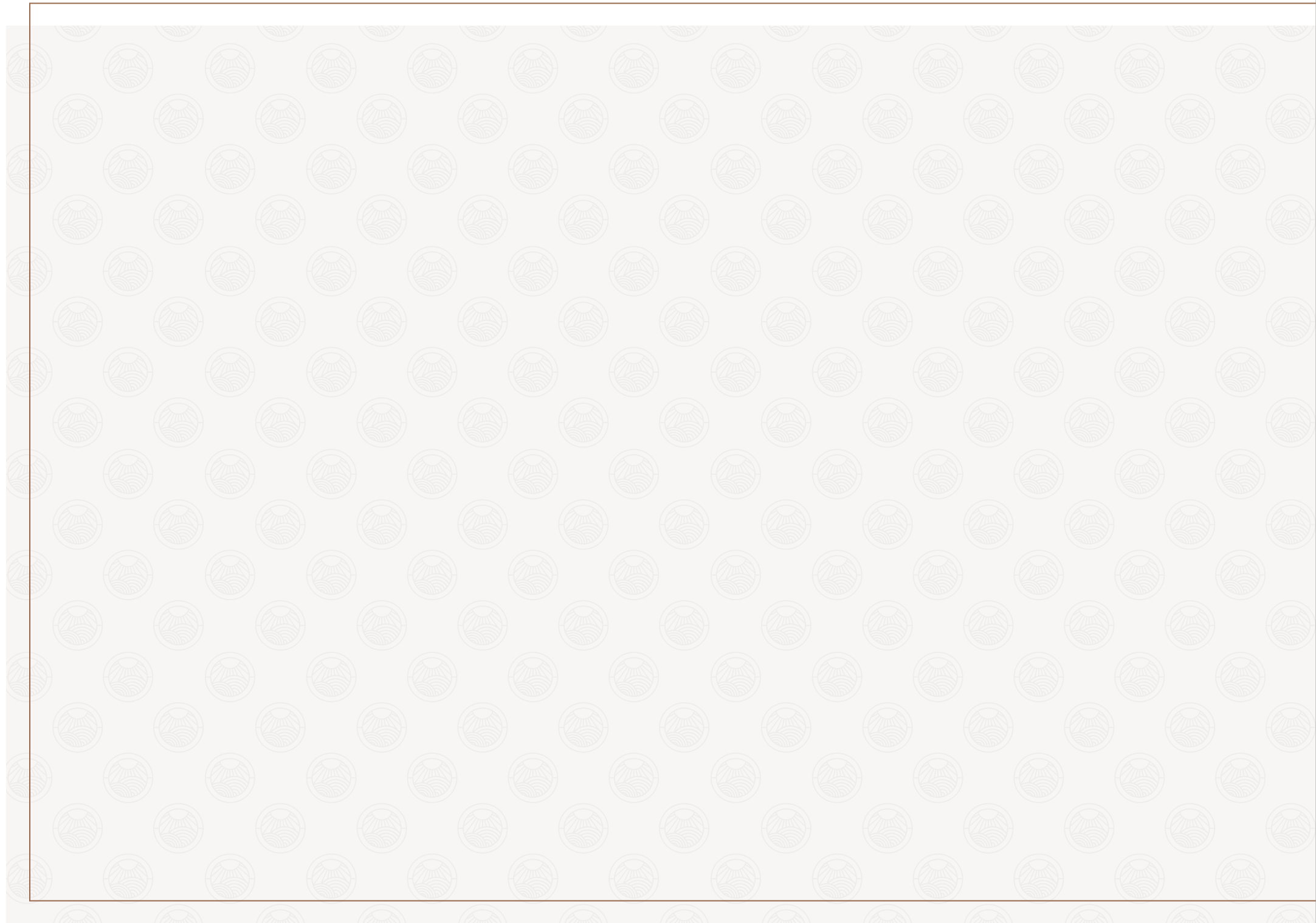
Each penthouse comprises an en-suite master bedroom with its own walk-in closet, as well as an additional two en-suite bedrooms which boast generous wardrobe space. All bathrooms are luxuriously finished with gleaming marble and high-quality fixtures.

The tastefully designed kitchen is fitted with elegant granite countertops, and is located just off the spacious living and dining areas. Large windows and balcony doors let in an abundance of natural light and are double glazed with laminate glass for sound insulation, thus ensuring utmost peace and serenity within.

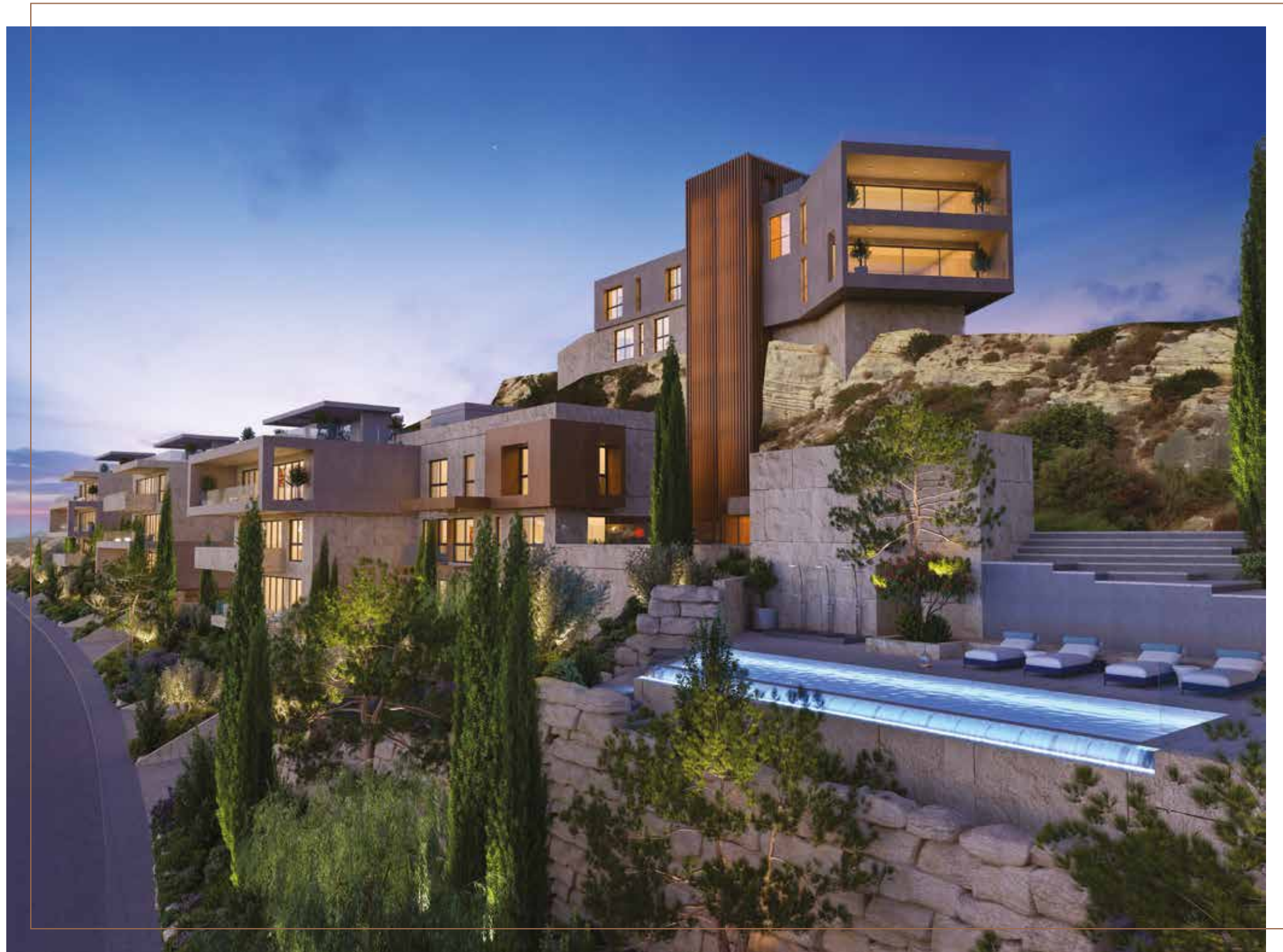
Additional storage space for the penthouse apartments is available on the lower ground floor.

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	3 + roof terrace	3	260.00	50.00	38.00	37.00	125.00	55.31	565.31





Floor Plans
Lilia

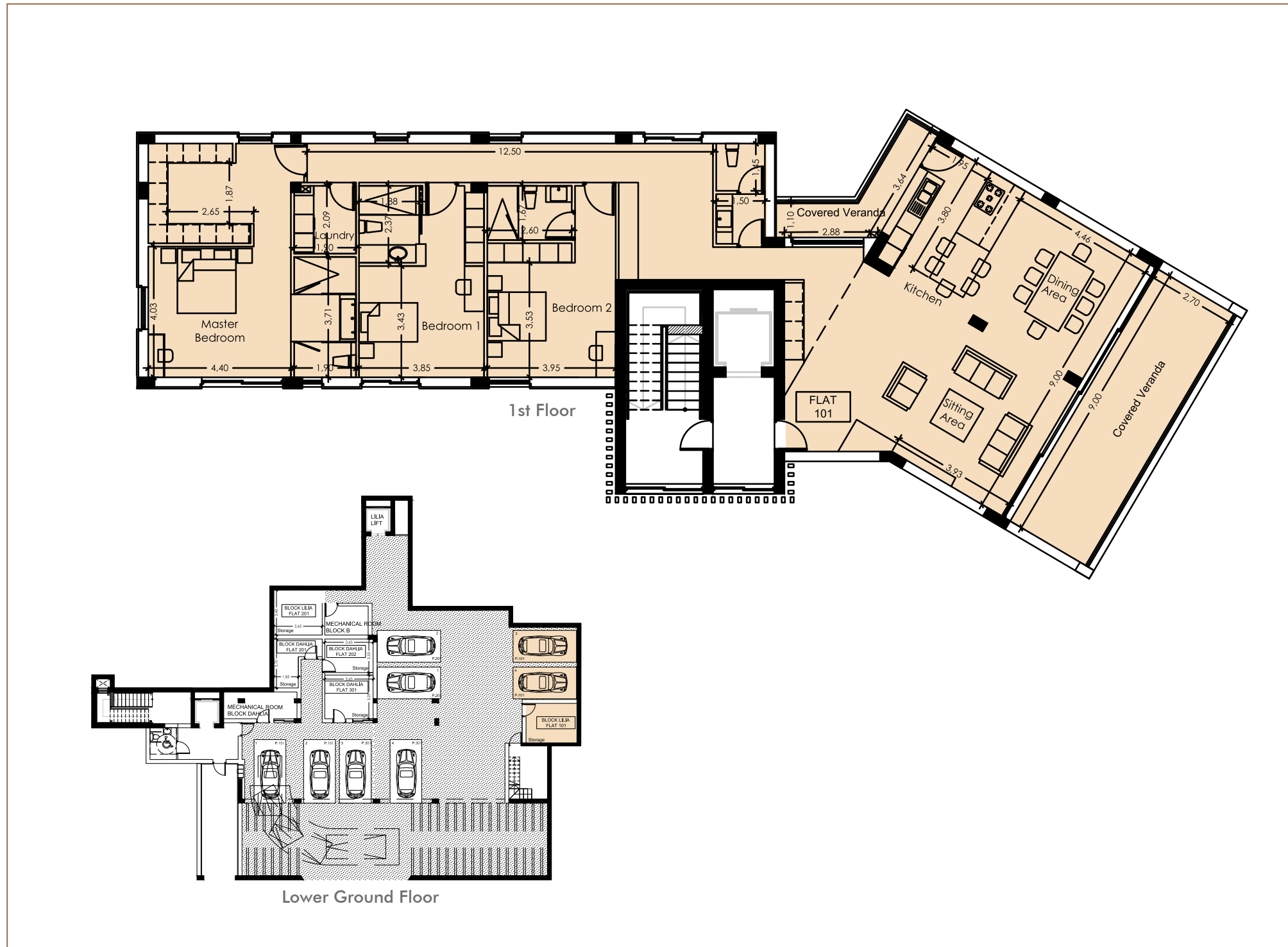


Lilia *Introduction*

Situated on a rocky elevation, separate from the rest of the complex yet still close enough to be a part of the warm community it creates, LILIA proudly overlooks the majestic Ancient City of Amathus and the sparkling Mediterranean Sea beyond.

Its bold display of contemporary architecture creates an ultra-modern façade that is aesthetically stunning, stylishly elegant and functionally practical. Its robust geometric protrusions appear to rise almost naturally from the rock itself, giving LILIA an air of grandeur as it gazes upon the rest of the complex below.

Built for ultimate comfort and privacy, LILIA features only two spacious apartments, one of which has access to its very own roof garden via an internal staircase. Designed with special attention and care, and fitted throughout with premier quality materials and finishes, the LILIA apartments are the gems of the WEST HILL complex, that promise a life of unparalleled world class elegance.

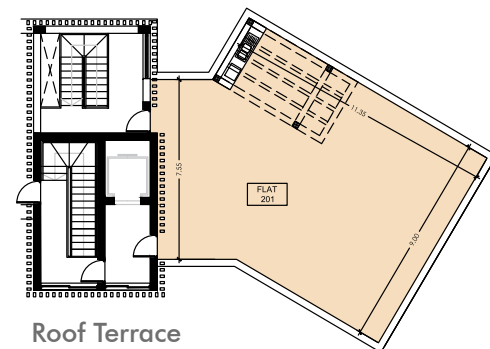
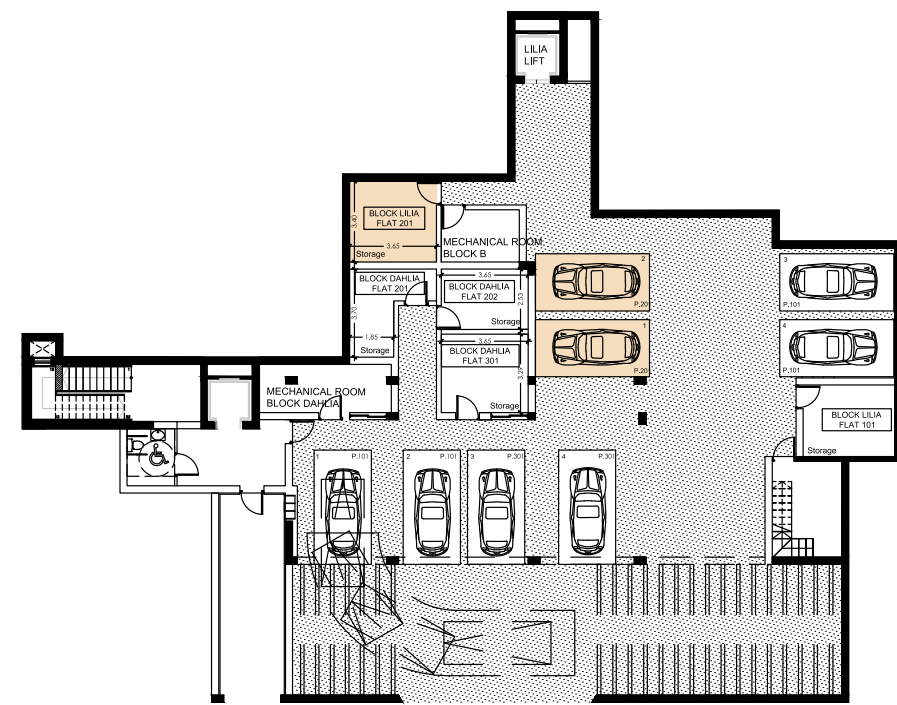
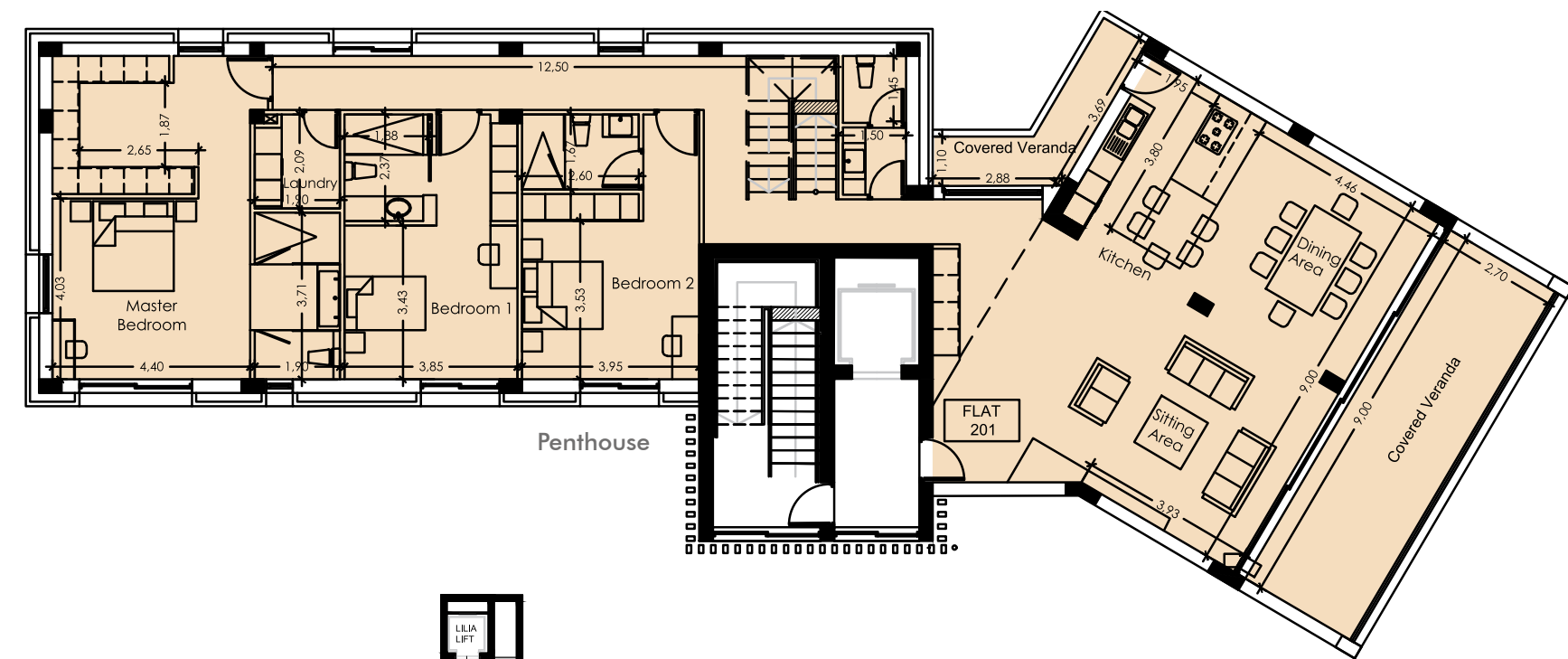


Lilia *The 3 Bedroom Apartment*

LILIA features one three-bedroom apartment comprising three en-suite bedrooms, with the master bedroom boasting its very own walk-in wardrobe. A guest bathroom and laundry room is also available.

All interior spaces are generously spaced out to allow for maximum comfort, and feature open-plan living and dining areas which extend onto ample balconies. The balconies and carefully placed windows allow an abundance of natural light to stream in, thus taking advantage of the delights of Cyprus' year-round sunshine.

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	1	3	227.00	0.00	15.50	36.20	0.00	17.58	296.28



Lilia *Penthouse*

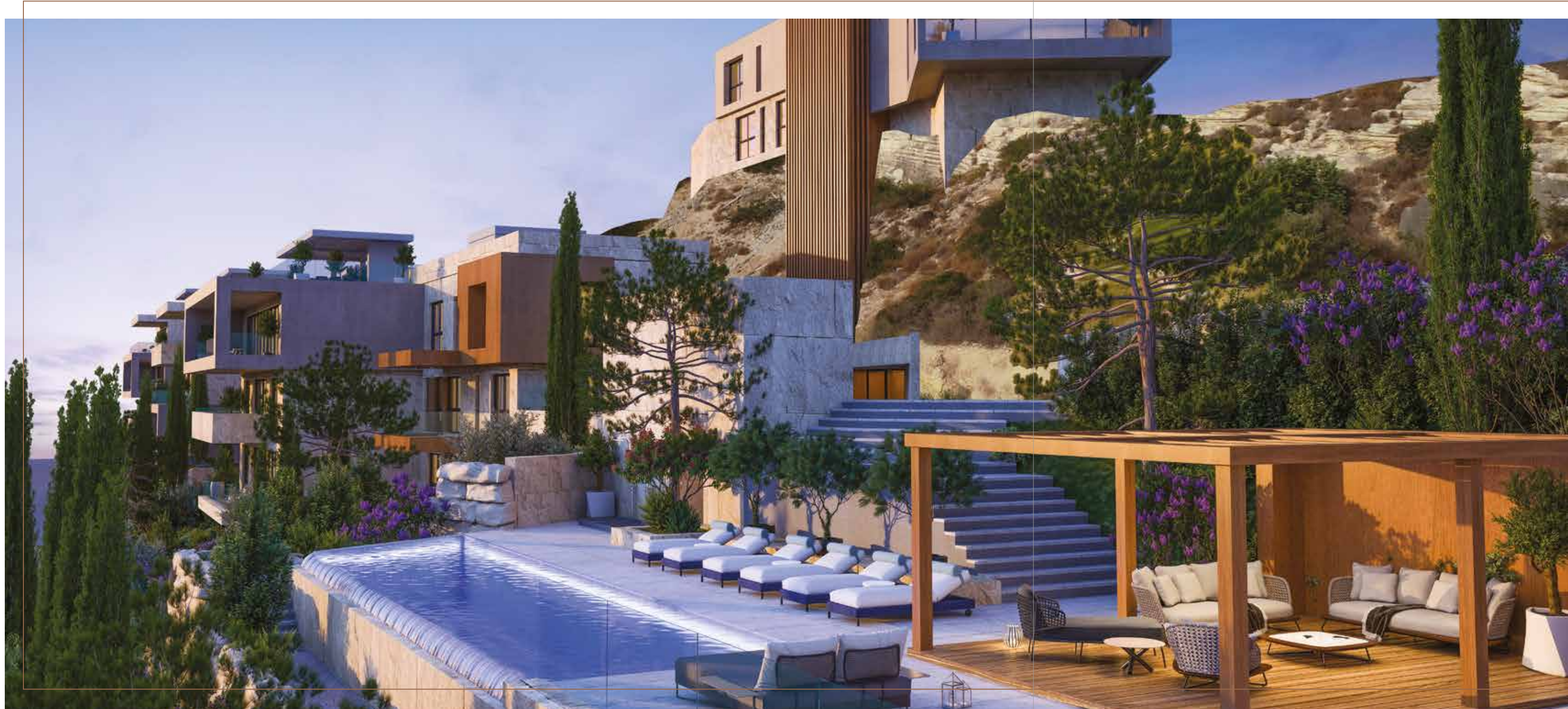
Residents of the elite LILIA penthouse have the privileged advantage of enjoying breath-taking views of the coastline, over and beyond their private roofgarden, accessible via an internal staircase. The roof garden also boasts a covered deck and barbecue area, allowing residents to sit back and enjoy the sunshine in the privacy of their own home.

The penthouse features three en-suite bedrooms, with an en-suite master bedroom that comes with its own walk-in wardrobe. The entire penthouse is fully air-conditioned, ensuring cool comfort during the hot summer months, while underfloor heating keeps it cosy and warm during the brief Cyprus winters.

Large windows and balcony doors surround the spacious, open-plan living and dining area, letting in an abundance of natural light to create a bright, airy living space. For added comfort, the windows are double glazed with laminate glass for sound insulation, thus ensuring utmost peace and serenity inside. The tastefully designed kitchen, situated within the open-plan space, is fitted with granite countertops and top-of-the-line fixtures, guaranteeing both quality and style.

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	2 + roof terrace	3	227.00	0.00	15.60	36.20	120.48	17.58	416.89





Amenities

- Outdoor swimming pool for all residents
- Changing Facilities
- Communal Toilets
- Beautiful landscaped gardens
- Covered and remote control parking for all residents
- Parking for guests

Project's *Specifications*

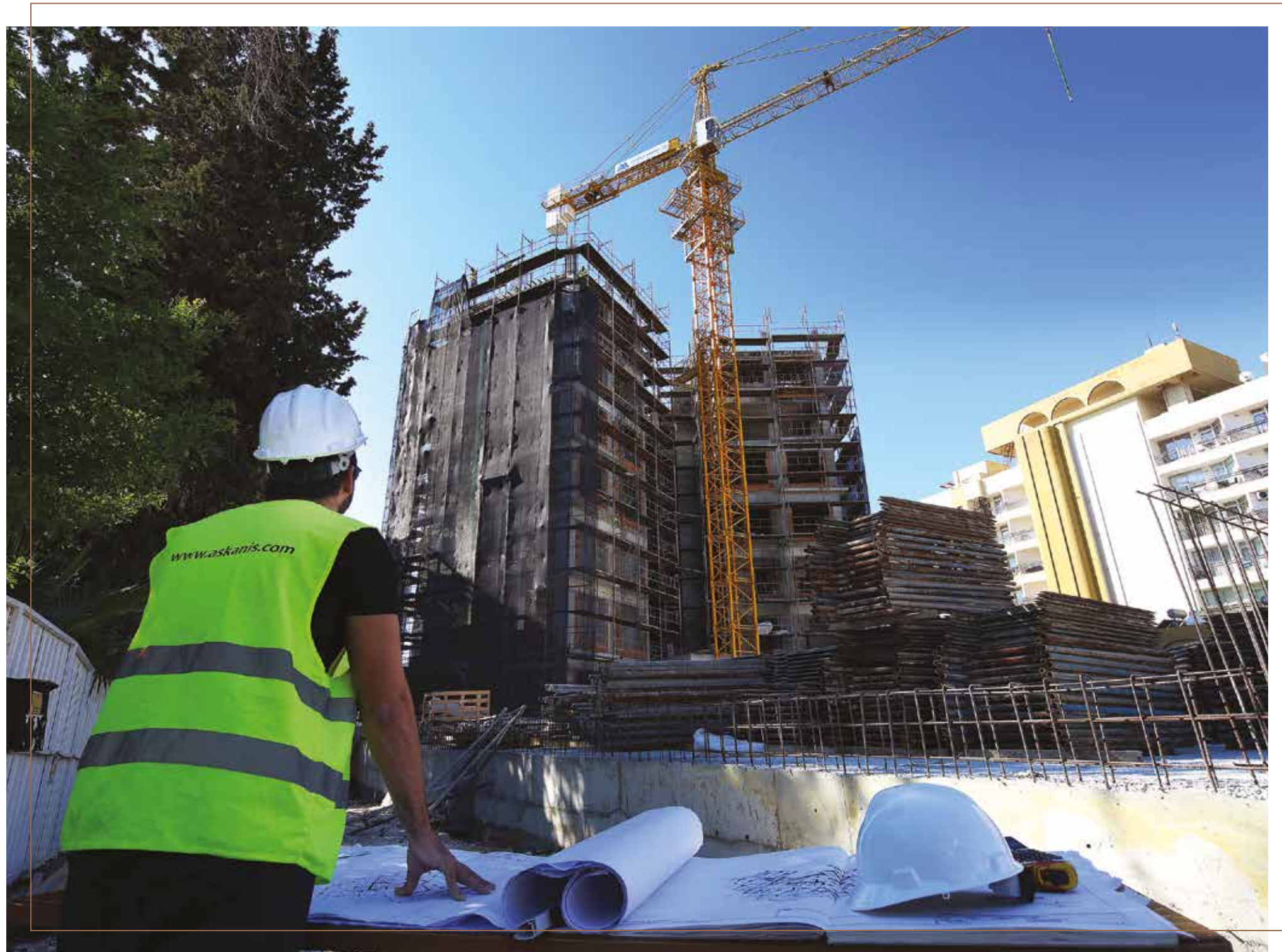
General Specifications

- 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 in quality marble throughout

Penthouse Extra Specifications

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





About *Askanis Group*

ASKANIS GROUP OF COMPANIES is a dynamic private group established in 1989 by Antonis Askanis, a British trained civil engineer. The Group is primarily involved in the construction field through its well-known company ANTONIS ASKANIS LTD, and with real estate development through ASKANIS DEVELOPERS LTD which offers luxury properties on the beachfront in Limassol, Cyprus.

Since its inception in 1989, Antonis Askanis Ltd has undertaken a diverse range of projects from 5-star hotels in Limassol, to high-end commercial buildings, community, and public projects, and specialist renovation and restoration work on buildings of great historical importance. As one of the most respected names in the industry, the company operates with a core team of dedicated professionals with experience in the construction industry. It is this level of expertise, commitment, and professionalism

which helps set Askanis Group of Companies apart from the competition. Personal contact between management and clients combined with a focus on attention to detail are the hallmarks of all the company's undertakings. Askanis Developers Ltd offers a variety of properties, apartments, and villas, situated along the beachfront in Limassol, Cyprus.

The company's philosophy is to create high-end developments in beautiful surroundings, where potential owners are presented with a quality product and sound investment. With a focus on creating concepts that complement fine living, along with cutting edge designs and finishes, Askanis Developers Ltd strive to offer their clients not only a beautiful home, but a truly appealing lifestyle.

For more information about Askanis Group and our project, you may visit our website at www.askanis.com.



OPERA - communal swimming pool



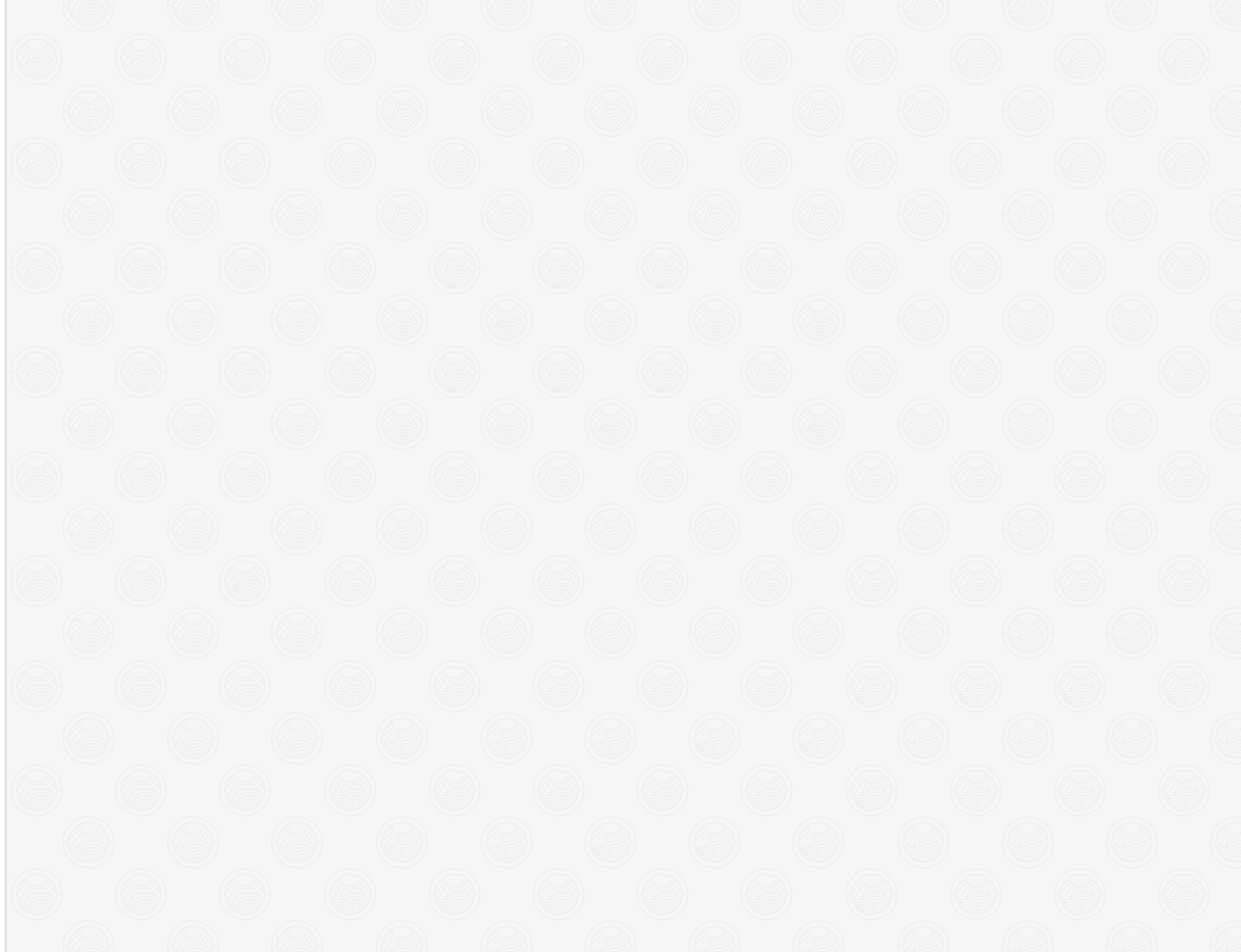
OPERA - beach front villa



SAVOYA - communal swimming pool



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