



# Hills

BY CAP ST GEORGES

# ELEVATED LIVING, INSIDE AND OUT

FROM THE CREATORS OF CAP ST GEORGES HOTEL & RESORT

With a track record of landmark developments and visionary design, Cap St Georges brings its signature level of quality to every villa at Hills.

*Hill Residences*



# LUXURY LIVING IN THE HILLS OF PEGEIA

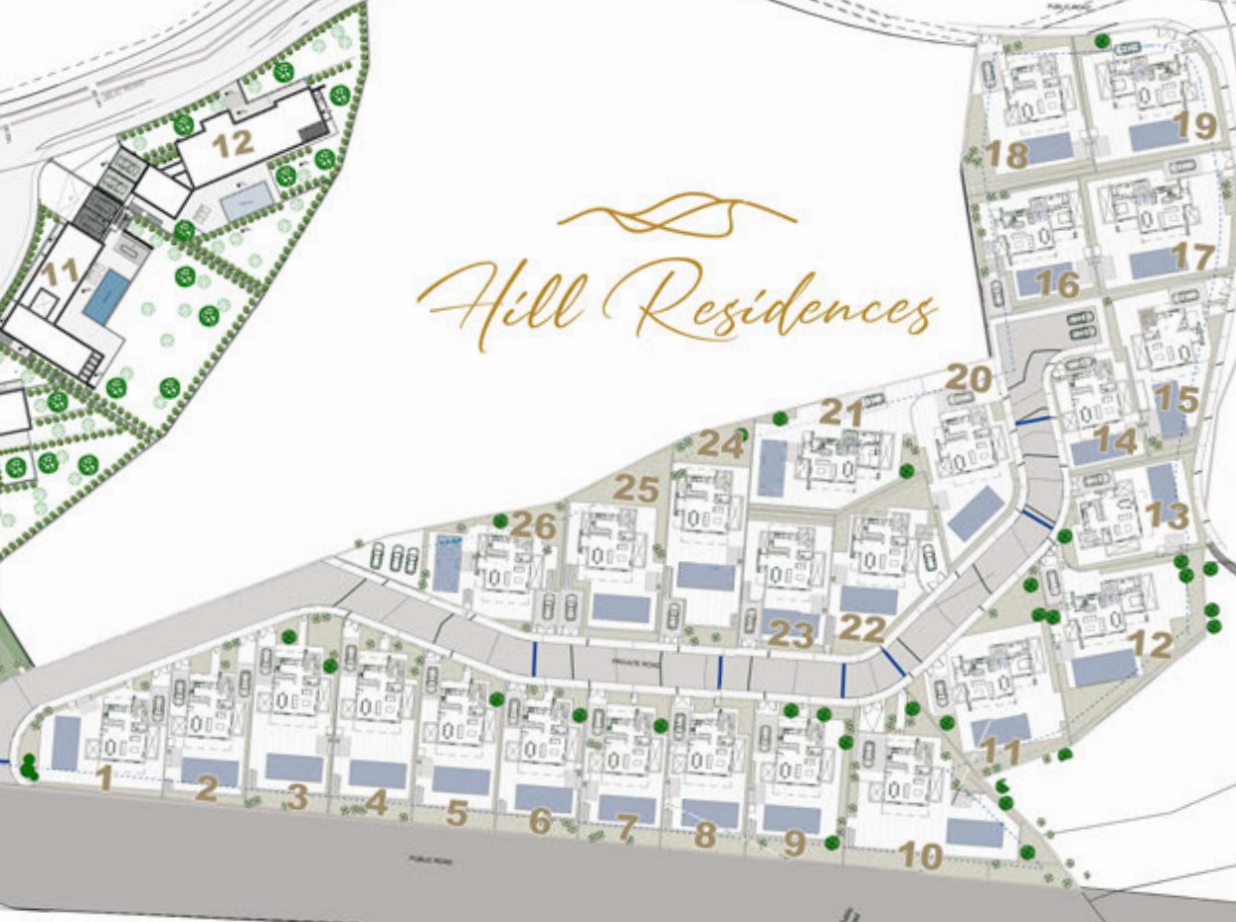
- 39 luxury villas
- Sea and sunset views
- Prime hillside location in Pegeia, Pafos
- 4 and 5 bedrooms
- Total covered areas 230 – 370 m<sup>2</sup>
- Plot sizes 331 – 1149 m<sup>2</sup>
- High-demand residential area
- Private swimming pools
- Sun terraces
- Outdoor dining areas
- Landscaped gardens
- High-quality finishes
- Energy-efficient design
- Private parking
- Residents' clubhouse with café, bar and lounge area
- Reception and concierge services
- Property management services
- Status: Off-Plan

  
*Hill Residences*

*Hill  
Panorama*



*Hill  
Residences*



# THE CLUBHOUSE

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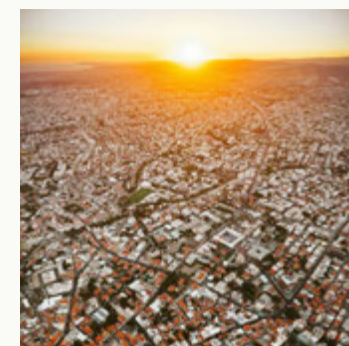
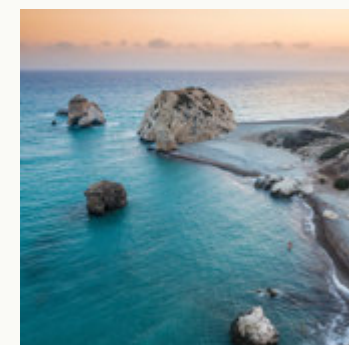
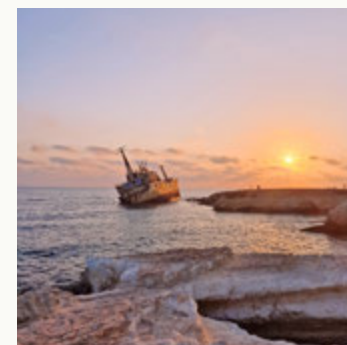
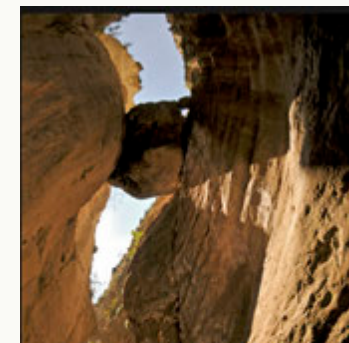
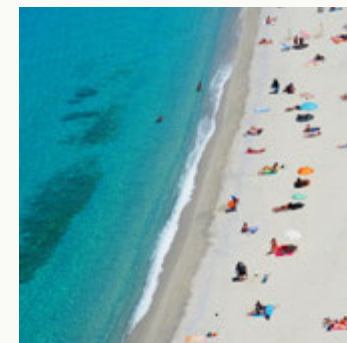
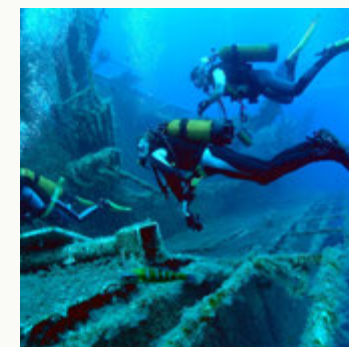
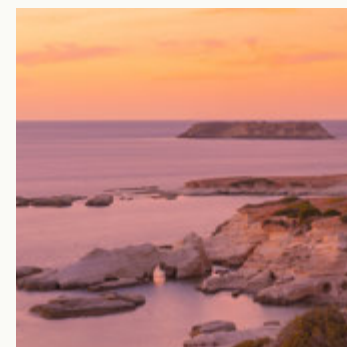


The Hills development features a premium residents' clubhouse designed as a welcoming social hub. The space includes a café, bar, and lounge area with comfortable indoor seating and landscaped outdoor areas for relaxed gatherings. Concierge, property management services and security enhance everyday convenience and create a refined residential lifestyle experience.

# THE LOCATION

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Surrounded by some of Cyprus's most breathtaking natural wonders and leisure destinations, the location of the project offers a lifestyle immersed in beauty, convenience, and adventure. At Hills, you don't just live near nature – you live in it. Whether you're drawn to adventure or slow living, this area offers the perfect balance of both.



# Hills



## Convenient Distances

- Cap St Georges Hotel & Resort – 5 minutes
- Coral Bay Beach – 5 minutes
- Kathikas Village – 15 minutes
- Akamas National Park – 15 minutes
- TLC Private School – 5 minutes
- Medical Centre and Pharmacies – 5 min
- Supermarkets – 5 min
- Paphos Airport – 30 minutes

## Entertainment & Leisure

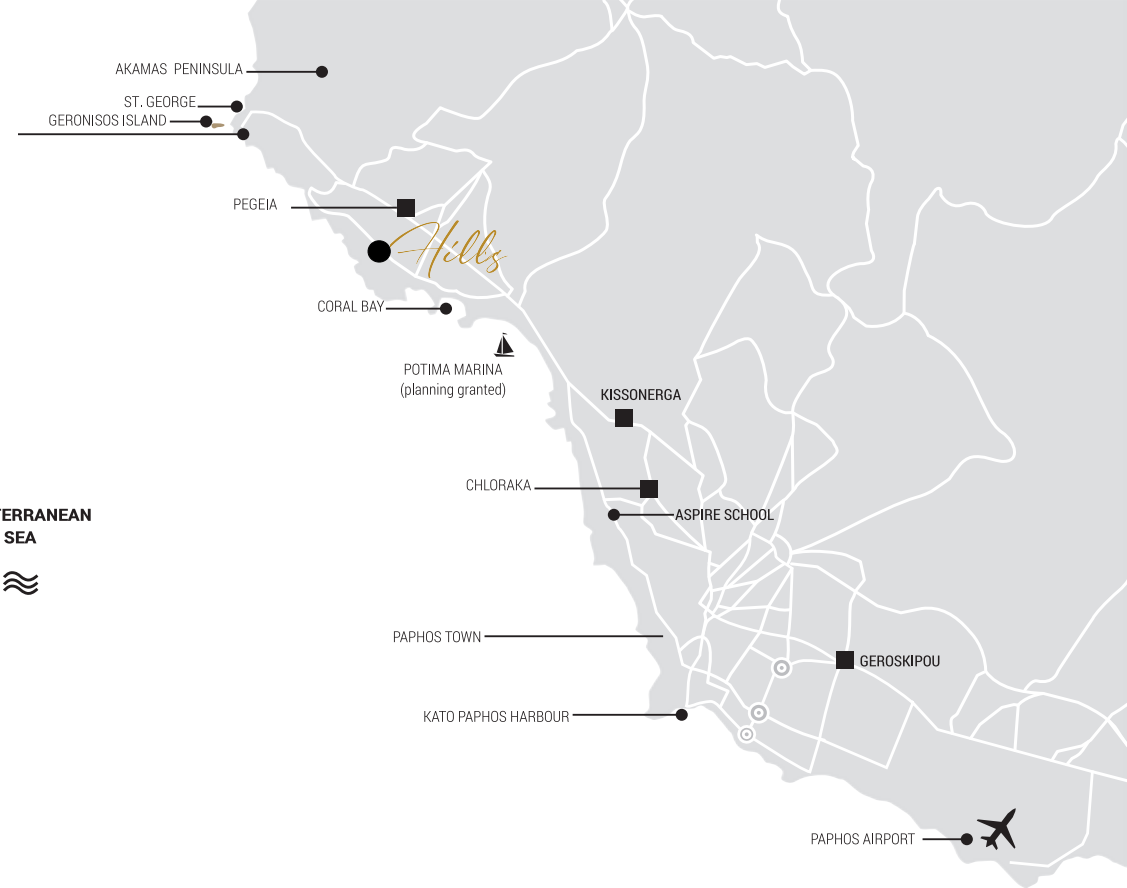
- Cap St Georges Beach Club
- Future Cap St Georges Waterpark
- Rooftop cocktails at Sky7
- Sunset strolls along the sea caves
- Vibrant Coral Bay Area
- Sunday markets and artisan bakeries in Pegeia
- Wine tasting in Kathikas

## Nature & Beaches

- Akamas National Park – ideal for hiking and 4x4 safaris
- Coral Bay Beach
- White River Beach
- Lara Bay Turtle Reserve – a sanctuary for nesting turtles
- Sea Caves & Edro III Shipwreck
- Avakas Gorge – dramatic canyons and hidden trails
- Pikni Forest – shaded picnic areas and peaceful walking paths
- Blue Lagoon – one of Cyprus's most stunning snorkelling spots

## Ranch & Wildlife

- Weekend horseback rides at George's Ranch
- Paphos Zoo





# Hill Residences



# YOUR OWN PIECE OF PARADISE

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From sun-drenched decks to shaded lounge areas, every villa is designed to encourage outdoor living. Gardens, pools, BBQ spaces, and roof terraces offer multiple ways to enjoy Cyprus' perfect weather.

Mornings by the pool. Evenings under the stars.





Hill Residences has been masterfully designed to follow the natural contours of the landscape, with each villa positioned on a gently tiered level, and the development itself elevated well above the main road for added peace and quiet. Each residence benefits from intelligent masterplanning that avoids overcrowding and embraces the landscape. Green buffers and natural borders further enhance the feeling of privacy and tranquility. From the moment you arrive, you're met with open skies, expansive views, and architecture that flows with the landscape. Residents will enjoy sweeping panoramic views of the coastline, while being just minutes away from pristine beaches and scenic nature trails.



# INTERIORS

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Live surrounded by beauty, inside and out. Each villa is a sanctuary of natural light, privacy, and space. blending refined interiors with beautifully landscaped outdoor areas. The vision behind Hill Residences is to create a community where every detail serves your lifestyle, from elevated sea views and private pools to spacious layouts.



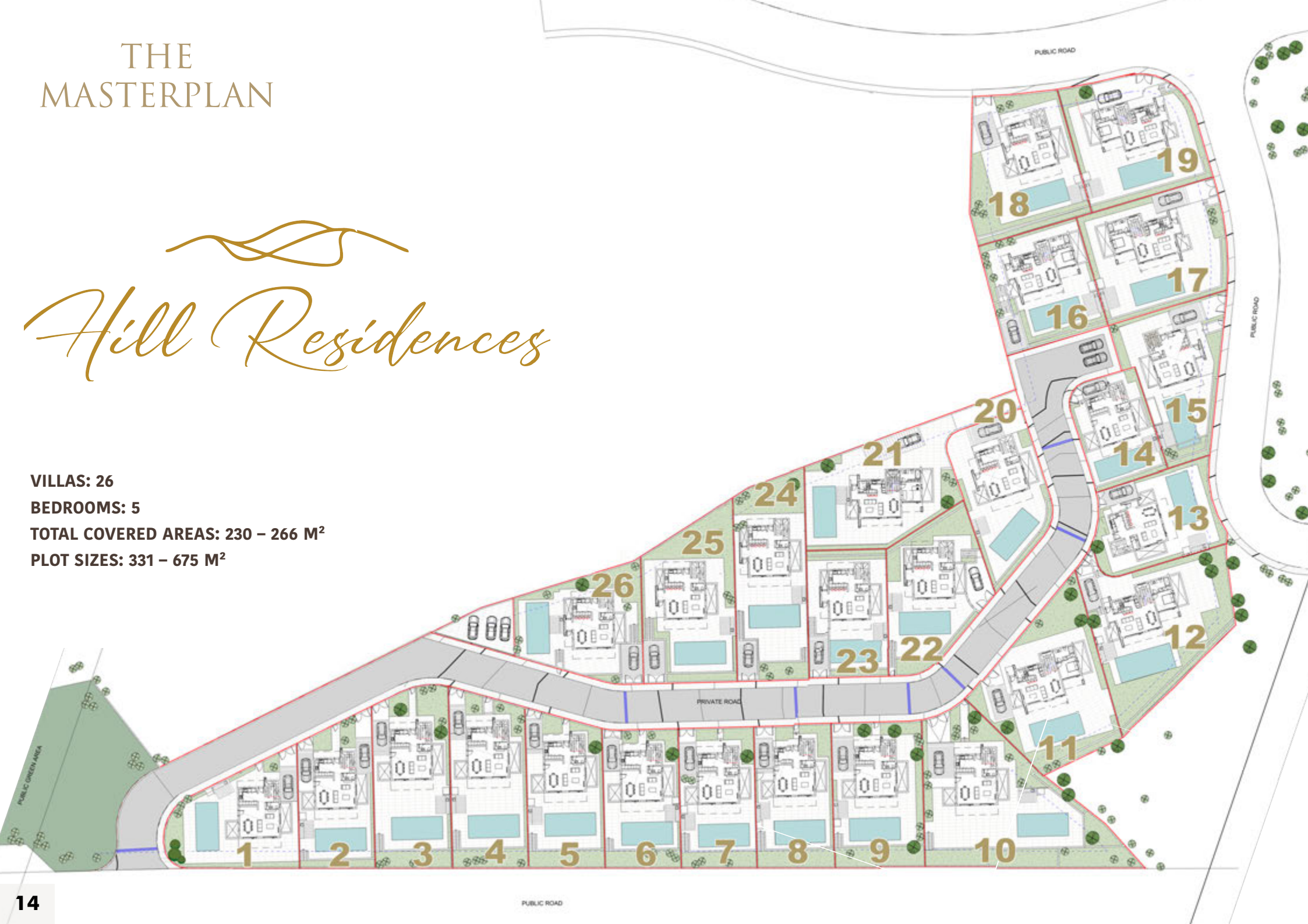


# THE MASTERPLAN



## Hill Residences

**VILLAS: 26**  
**BEDROOMS: 5**  
**TOTAL COVERED AREAS: 230 – 266 M<sup>2</sup>**  
**PLOT SIZES: 331 – 675 M<sup>2</sup>**



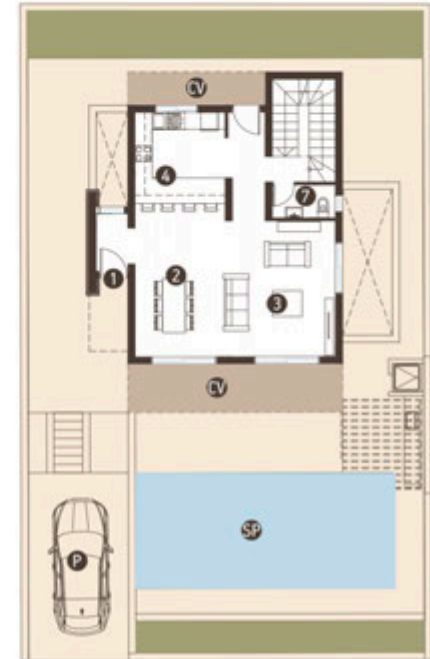
# FLOOR PLANS

The architecture at Hill Residences celebrates simplicity, balance, and proportion. Minimalist lines, natural materials, and expansive glass surfaces create a calm, contemporary aesthetic that complements the natural beauty of the site.

Inside, the open-plan design emphasises space and light. Every corner of the villa is thoughtfully planned, from the heart of the kitchen to the privacy of the bedrooms. Smart storage, premium finishes, and stylish detailing elevate the everyday.

## GROUND FLOOR

VILLAS  
No. 18  
No. 12 - 26

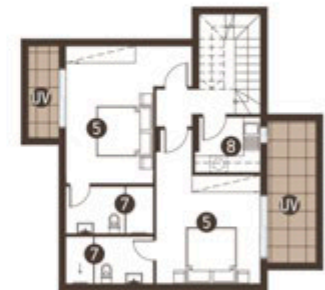


## FIRST FLOOR

## BASEMENT

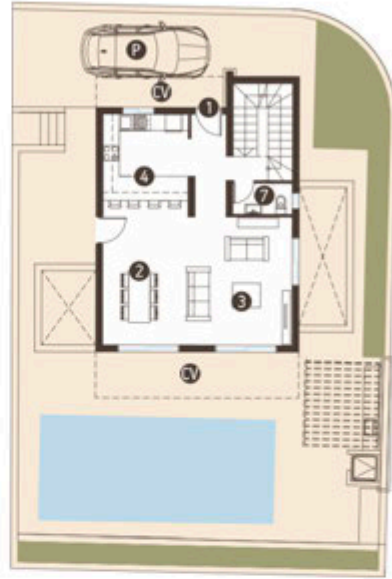
- 1 Entrance
- 2 Dining Area
- 3 Living Area
- 4 Kitchen
- 5 Bedroom
- 6 Guest Toilet
- 7 Shower
- 8 Utility Room

- SP Swimming Pool  
CV Covered Veranda  
UV Uncovered Veranda  
P Parking



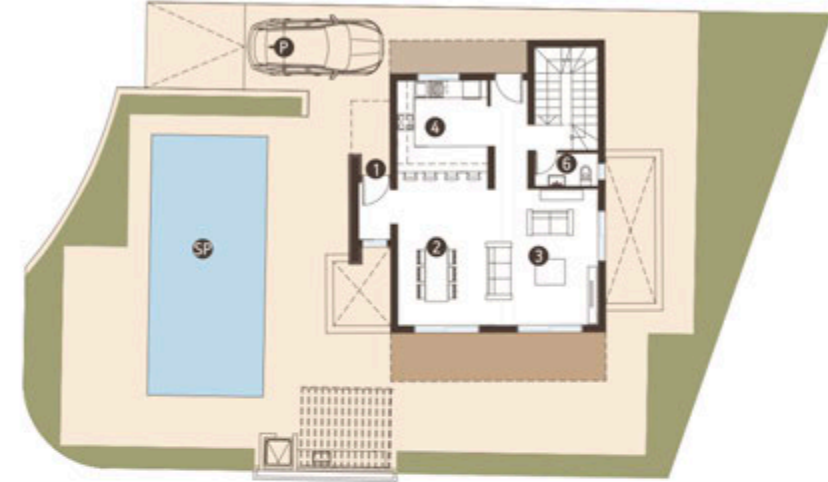
# Hill Residences

## GROUND FLOOR



VILLAS  
No. 14

## GROUND FLOOR



VILLAS  
No. 13  
No. 15  
No. 20

## FIRST FLOOR



## BASEMENT



- 1 Entrance
- 2 Dining Area
- 3 Living Area
- 4 Kitchen
- 5 Bedroom
- 6 Guest Toilet
- 7 Shower
- 8 Utility Room

- SP Swimming Pool
- CV Covered Veranda
- UV Uncovered Veranda
- P Parking

## FIRST FLOOR



## BASEMENT



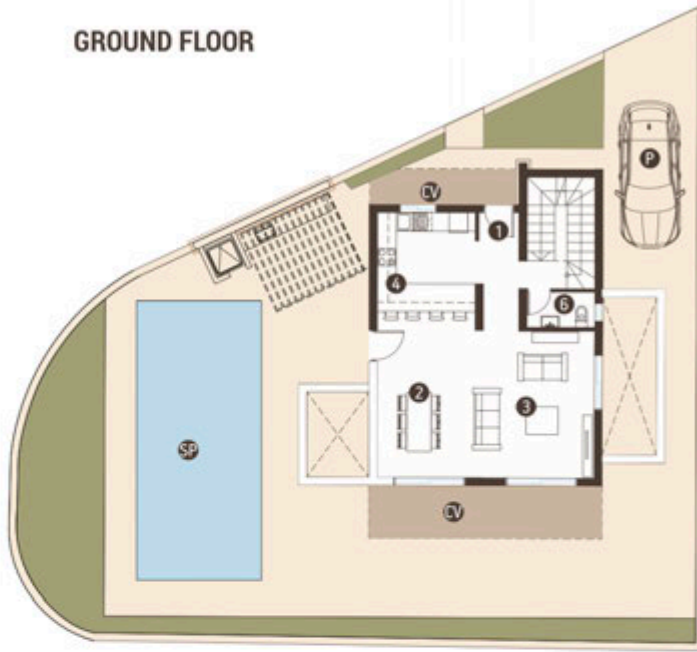
- 1 Entrance
- 2 Dining Area
- 3 Living Area
- 4 Kitchen
- 5 Bedroom
- 6 Guest Toilet
- 7 Shower
- 8 Utility Room

- SP Swimming Pool
- CV Covered Veranda
- UV Uncovered Veranda
- P Parking

# Hill Residences

VILLAS  
No. 1 - 10

## GROUND FLOOR



## FIRST FLOOR



## BASEMENT



- 1 Entrance
- 2 Dining Area
- 3 Living Area
- 4 Kitchen
- 5 Bedroom
- 6 Guest Toilet
- 7 Shower
- 8 Utility Room

- SP Swimming Pool
- CV Covered Veranda
- UV Uncovered Veranda
- P Parking

VILLAS  
No. 11-12  
No. 16 -17  
No. 19  
No. 21

## GROUND FLOOR



## FIRST FLOOR



## BASEMENT



- 1 Entrance
- 2 Dining Area
- 3 Living Area
- 4 Kitchen
- 5 Bedroom
- 6 Guest Toilet
- 7 Shower
- 8 Utility Room

- SP Swimming Pool
- CV Covered Veranda
- UV Uncovered Veranda
- P Parking



# THE MASTERPLAN

# Hill Panorama



**VILLAS: 12**  
**BEDROOMS: 4-5**  
**TOTAL COVERED AREAS: 261 – 370 M<sup>2</sup>**  
**PLOT SIZES: 759 – 1149 M<sup>2</sup>**

*Hill  
Panorama*







## FLOOR PLANS

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The floor plans at Hill Panorama are designed to maximise space, privacy, and views. Each villa offers a generous internal layout with well-proportioned living areas, ensuring comfort and functionality for everyday living.

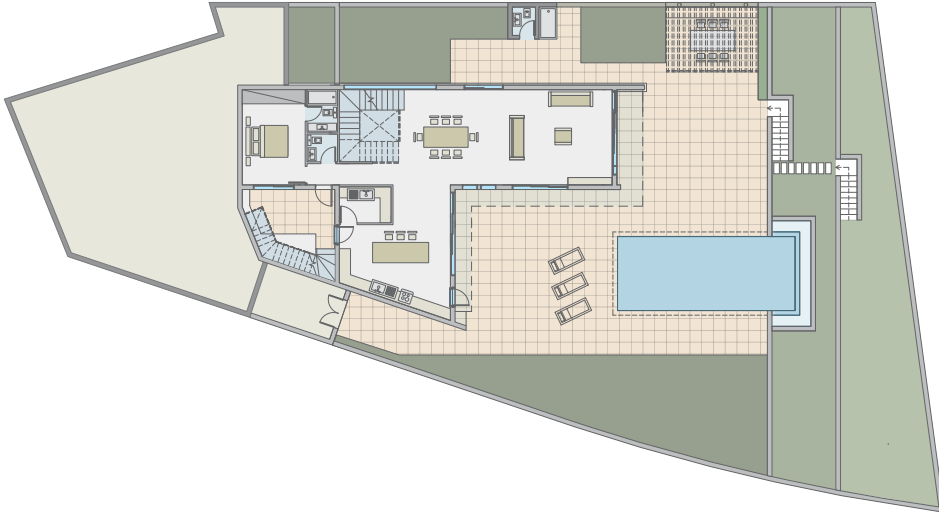
Every residence features a unique layout, thoughtfully adapted to its individual plot and orientation. This approach allows each villa to benefit from optimal natural light, uninterrupted views, and a strong connection to the surrounding landscape. No two homes are the same, giving each property its own character and sense of exclusivity, and creating a living experience defined by openness, tranquillity, and exceptional views.



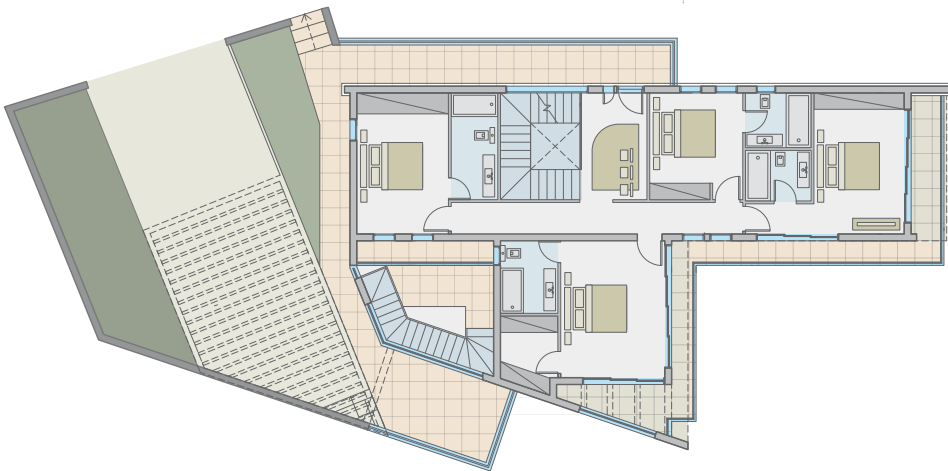
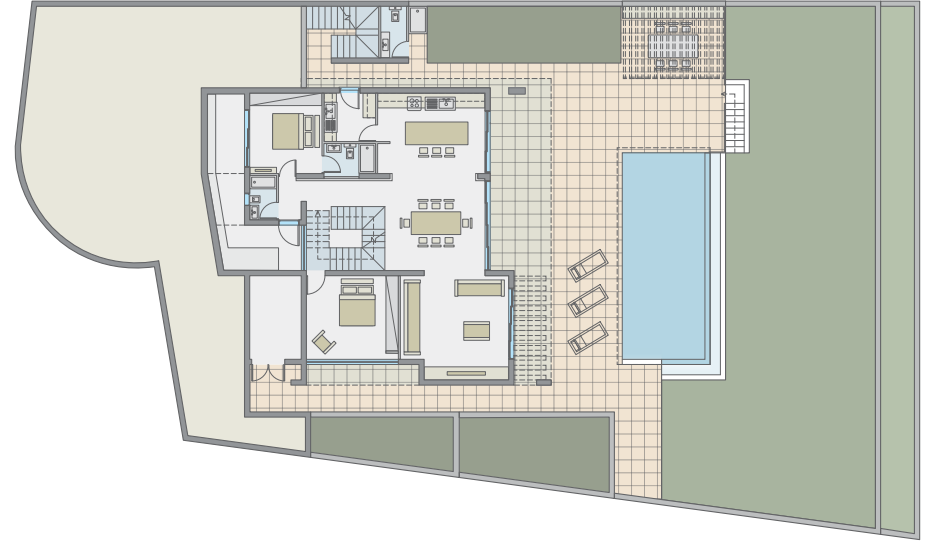


VILLA 1

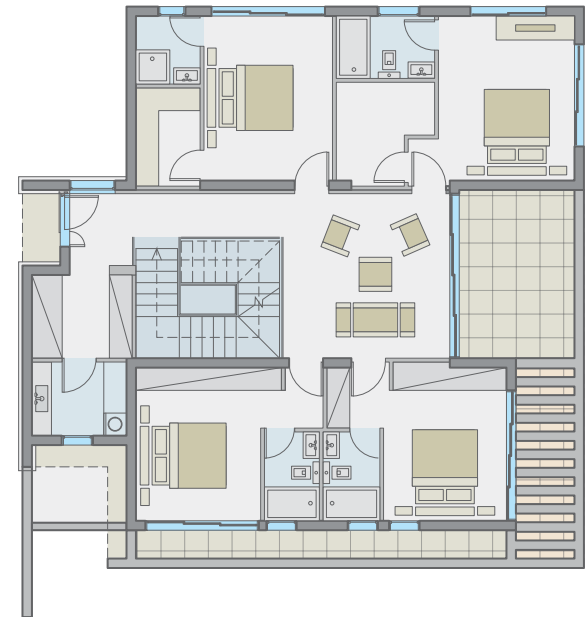
VILLA 2



**GROUND  
FLOOR**



**FIRST  
FLOOR**

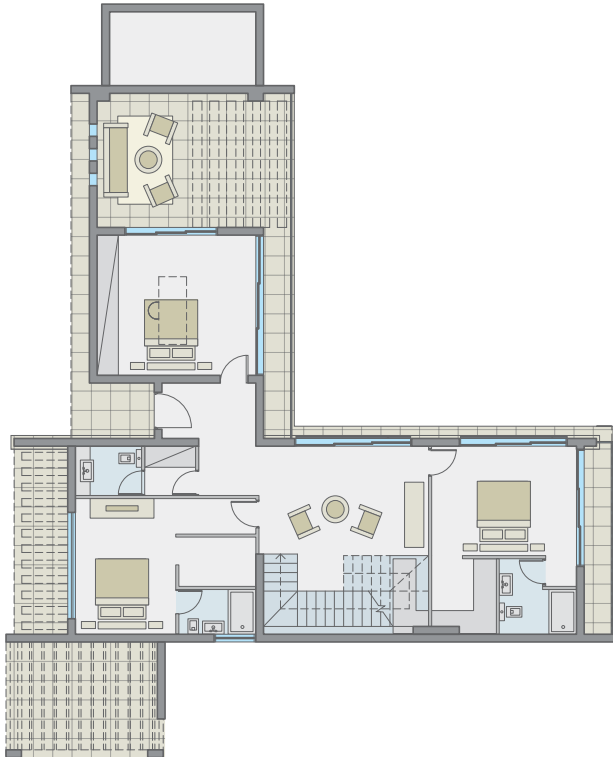
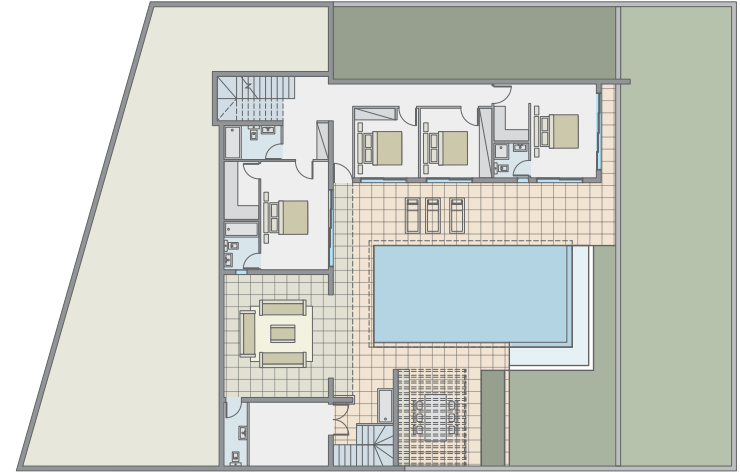


VILLA 3

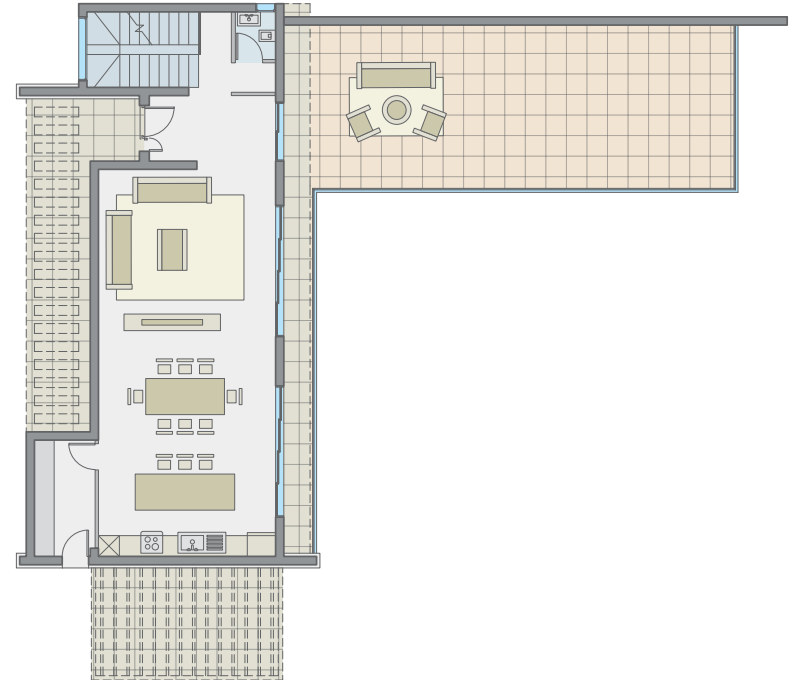
VILLA 4



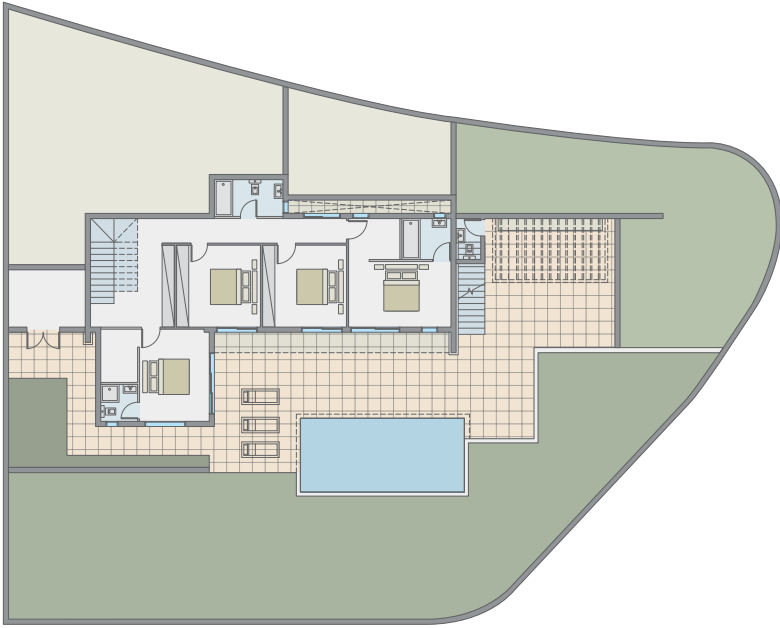
GROUND  
FLOOR



FIRST  
FLOOR



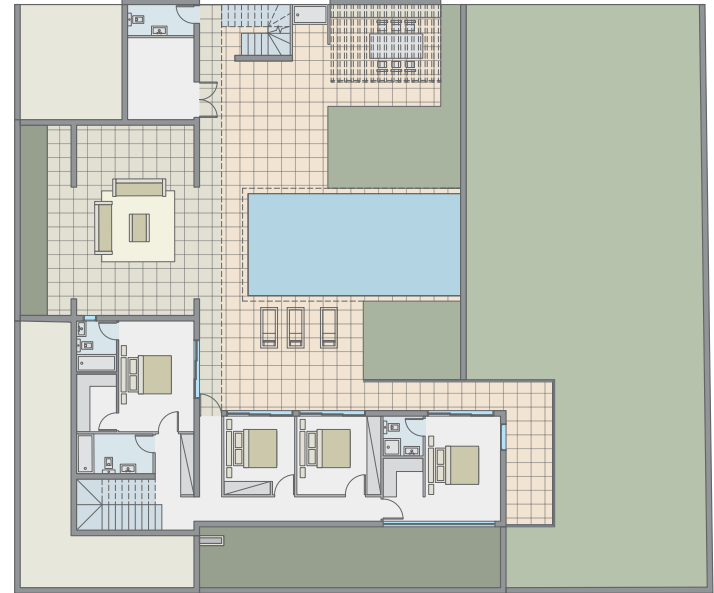
VILLA 5



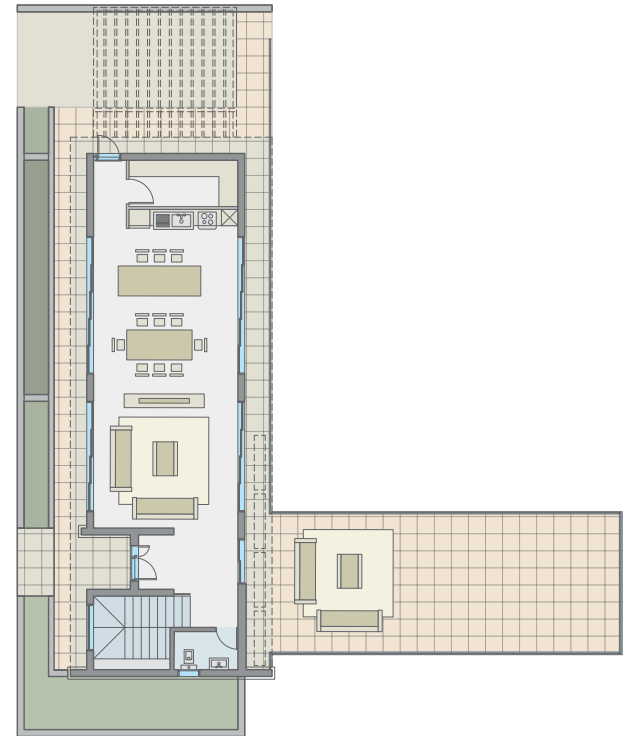
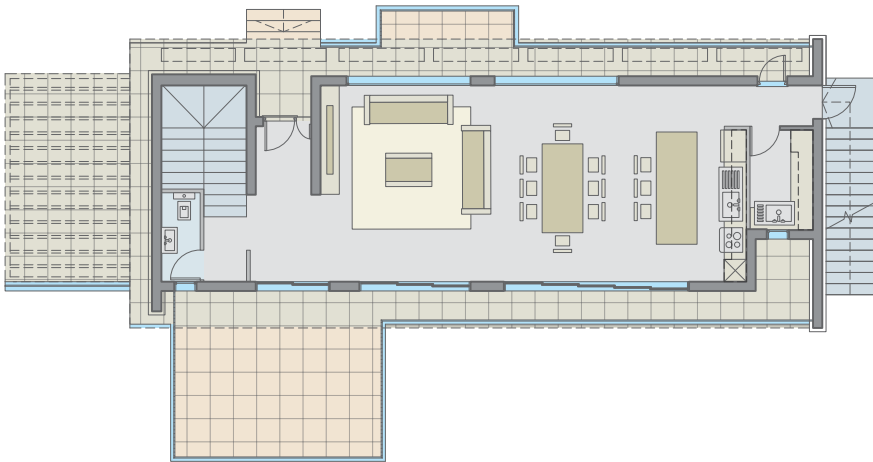
*Hill  
Panorama*

GROUND  
FLOOR

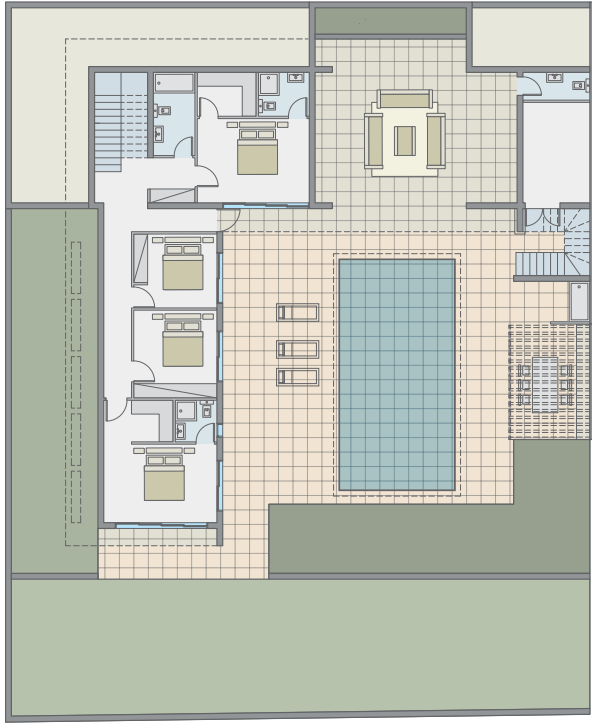
VILLA 7



FIRST  
FLOOR



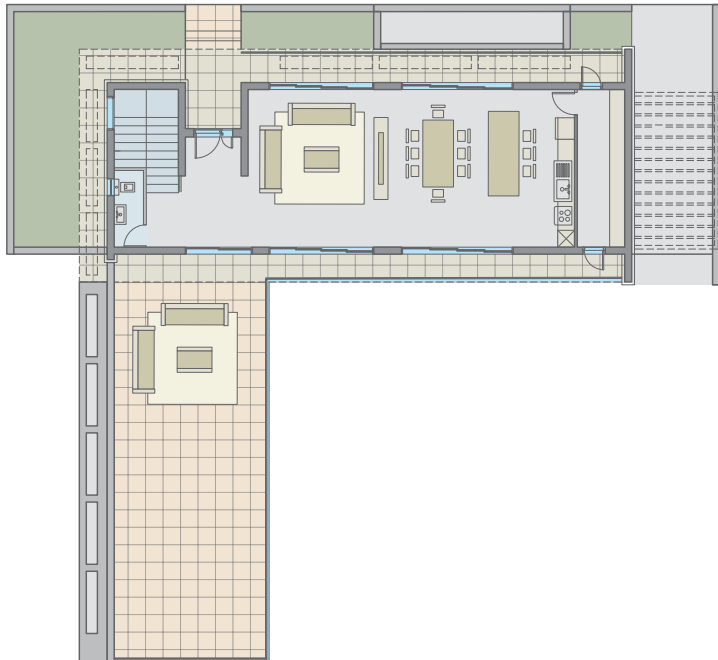
VILLA 8



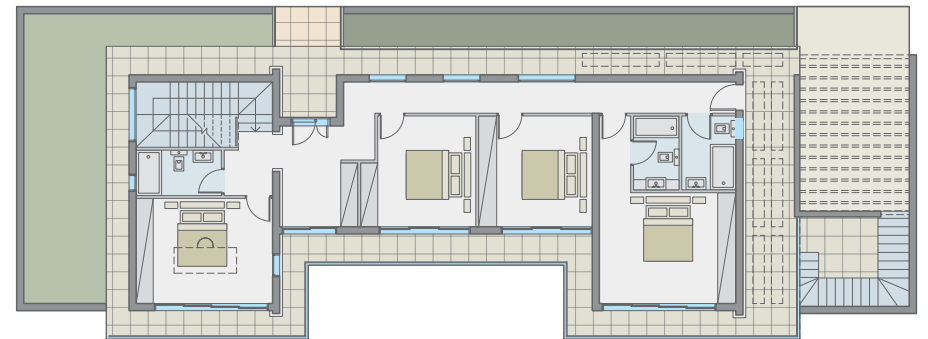
*Hill  
Panorama*

**GROUND  
FLOOR**

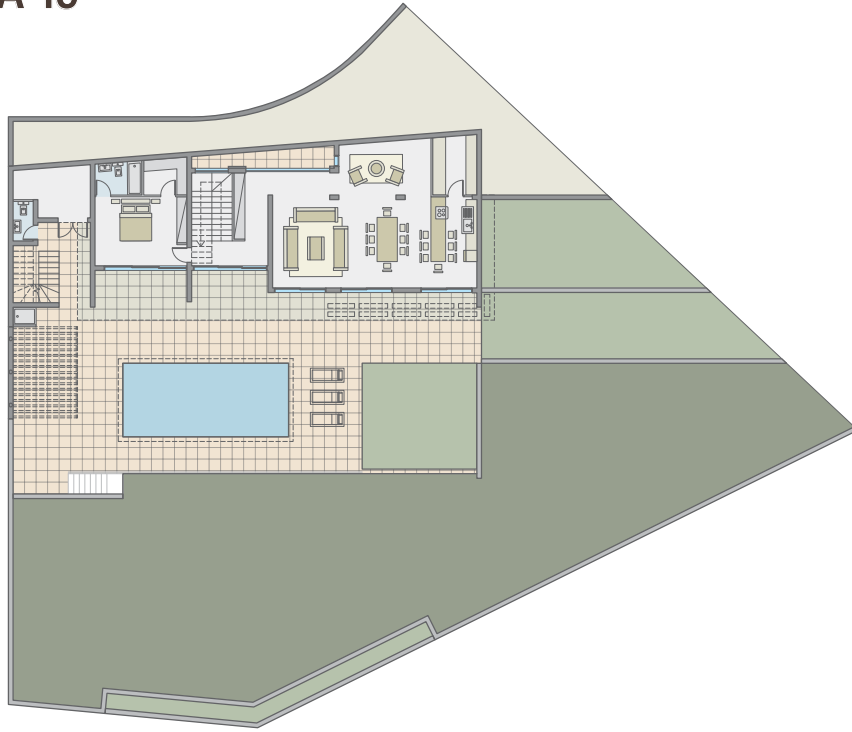
VILLA 9



**FIRST  
FLOOR**



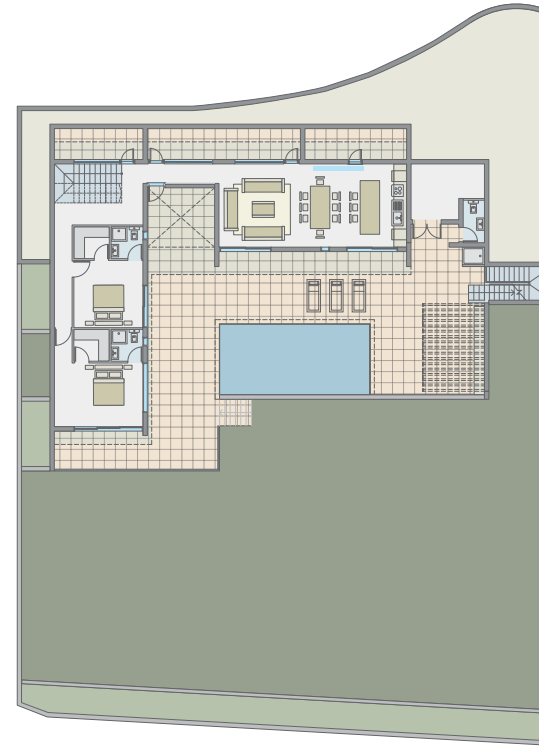
VILLA 10



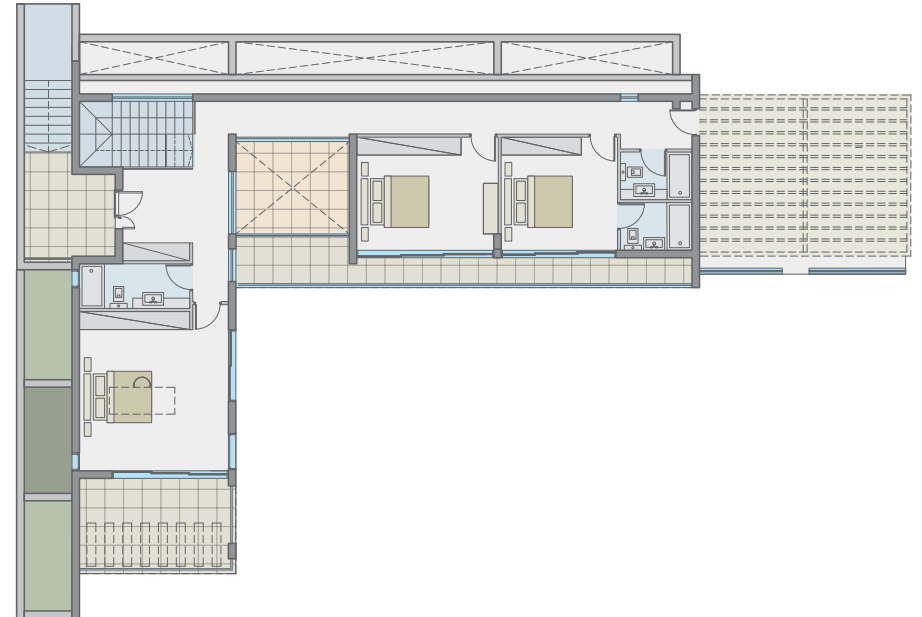
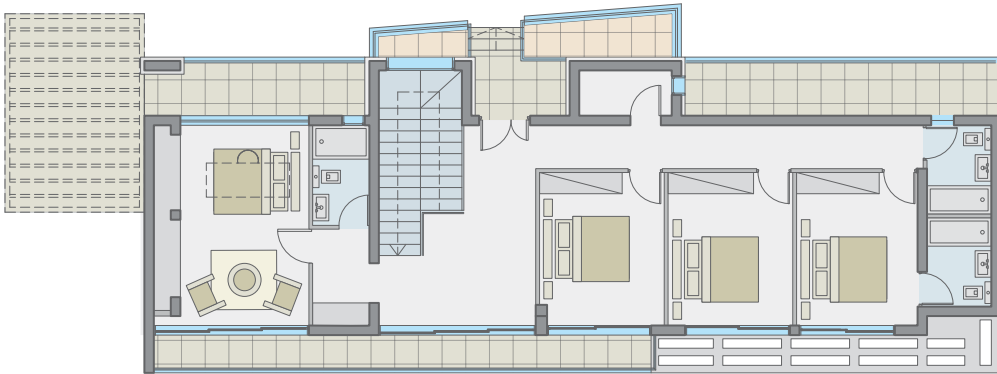
*Hill  
Panorama*

GROUND  
FLOOR

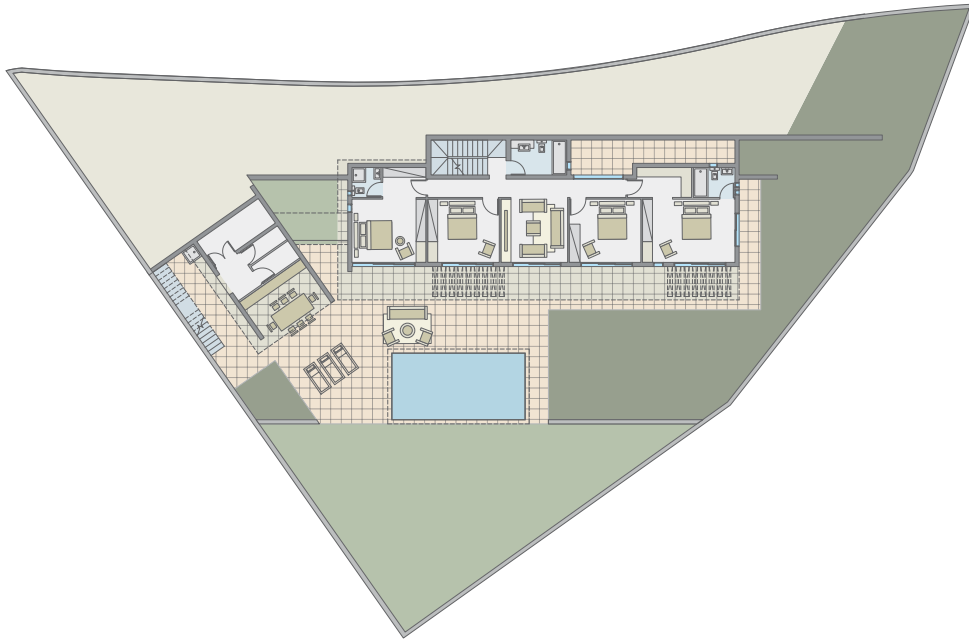
VILLA 11



FIRST  
FLOOR



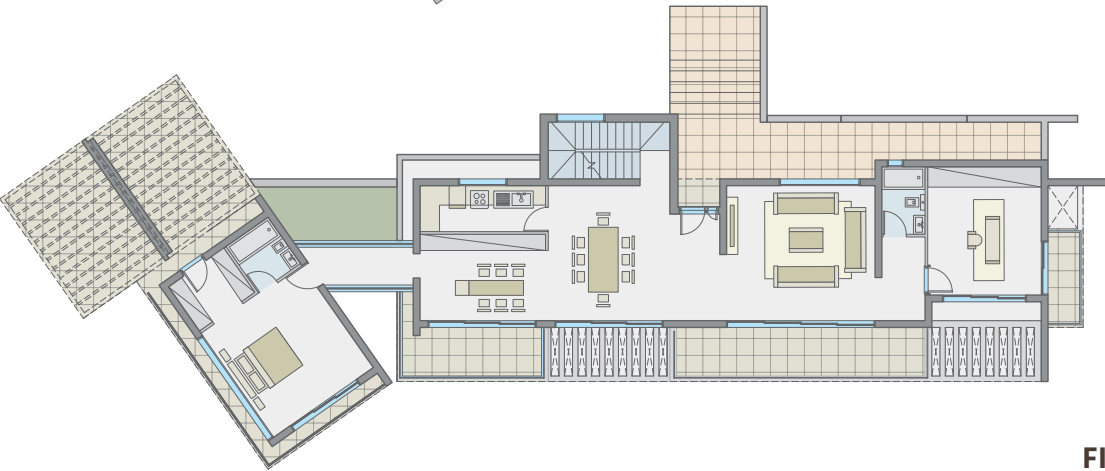
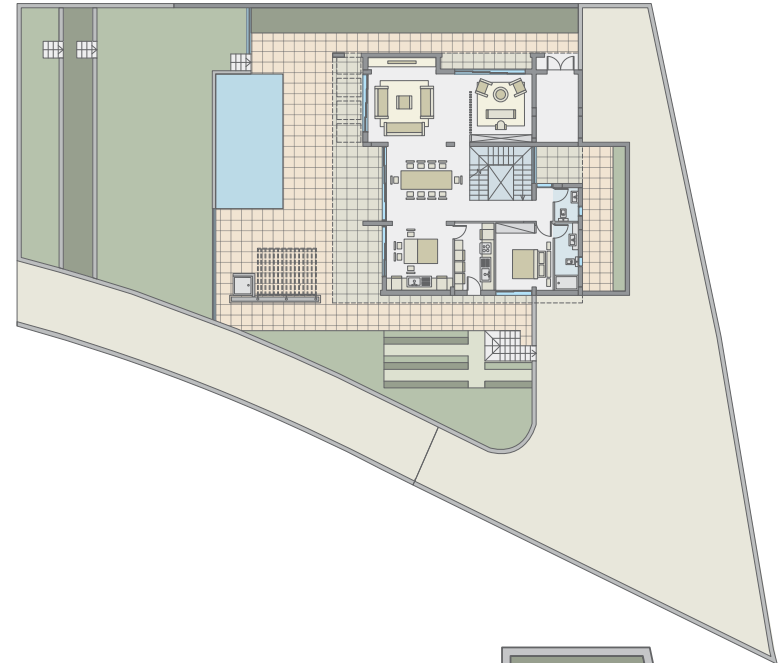
VILLA 12



*Hill  
Panorama*

GROUND  
FLOOR

VILLA 13



FIRST  
FLOOR





# AN INVESTMENT IN LIFESTYLE

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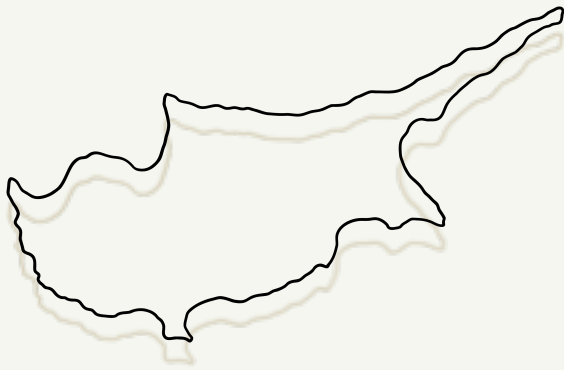
With strong appeal for both lifestyle buyers and investors, Hills represents a rare opportunity to own property in one of Paphos' most sought-after locations. Surrounded by natural beauty and connected to premium amenities, these villas offer a life of balance, simplicity, and luxury.

With generous indoor space, private gardens, and proximity to one of Cyprus's top international schools, Hills is ideal for families. Children have room to play, and parents can relax knowing they're close to everything they need.

Whether for personal use or as a long-term investment, Hills offers both emotional value and financial peace of mind.



# WHY CYPRUS



## Cyprus fact file

**Location:** Southern Europe

**EU Member:** Since 2004

**Time Zone:** GMT +2

**Language:** Greek, English (widely spoken)

**Climate:** Mediterranean, mean temperature 23 C

**Population:** 1,251,488

**Currency:** Euro (EUR)

## QUALITY OF LIFE

- One of the best climates worldwide
- Among the safest countries globally
- Leading retirement destination
- Most Blue Flag beaches per capita in the EU
- Clean environment with low pollution levels
- English is widely spoken
- Excellent education system
- First-class healthcare services
- Welcoming and hospitable culture

## POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest-growing EU economies
- Positive macroeconomic forecasts
- Strong investment potential

## ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 15%
- Non-domicile regime up to 17 years
- 0% SDC on dividends and interest
- Foreign-source income generally not taxed
- No withholding tax on dividends
- No CGT on foreign property or securities
- No annual immovable property tax
- No inheritance or gift tax
- Double Tax Treaties with 65+ countries
- Full access to EU Tax Directives
- One of the most favourable tax systems in the world

## ACCESS TO MARKETS

- Full access to EU markets
- 40+ EU trade agreements
- Eurozone member since 2008
- Strategic geographic position
- Proximity and easy access to major markets
- Schengen accession targeted for 2026

## FRIENDLY BUSINESS & LEGAL ENVIRONMENT

- Strong business support services
- EU-aligned legal framework
- Based on English common law
- Frequently updated to meet investors' changing needs
- Strong investment and IP protection
- Fast and simple business setup
- Freehold property ownership
- Residency through property investment

# EXPLORING CYPRUS

Cyprus is famous for its pristine beaches, crystal-clear waters, and picturesque towns and villages. The island's interior is equally stunning, with rugged mountains, rolling hills, and lush forests.

The Troodos Mountains are a popular destination for nature lovers, offering breathtaking views, scenic walks, and opportunities for adventure sports like hiking, skiing, and mountain biking. Cyprus is also rich in history, with ancient ruins and UNESCO World Heritage Sites scattered across the island.

In recent years, Cyprus has become a popular destination for tourists and expatriates. Known for its welcoming people, warm climate, and excellent cuisine, the island has also grown into a key centre for entrepreneurship, supported by its modern infrastructure, strategic location, and attractive tax incentives.



# EXPLORING PAPHOS

Paphos, located on the southwestern coast of Cyprus, is one of the most sought-after locations in the Mediterranean. The city offers many historical treasures, including the mosaics of the House of Dionysos, the Odeon Theatre, and the Tombs of the Kings.

Paphos is also emerging as a thriving economic hub in Cyprus, attracting local and international investments. The city is quickly becoming a hotspot for remote workers and entrepreneurs, establishing itself as a centre for innovation and growth.

For adventure seekers, Paphos offers a variety of outdoor activities—from scenic hiking trails and diving spots to world-class golf courses.

If you're looking for a destination that offers a perfect blend of history, business opportunities, global connectivity, culture, and natural beauty, Paphos is the ideal choice.





Established in 1990, Korantina Homes has become Cyprus’ premier luxury real estate developer, specialising in designing and constructing high-end residential properties and world-class resorts. With over 30 years of experience, we have built a rich portfolio and gained international recognition, with a reputation for exceptional craftsmanship, attention to detail, and bespoke services tailored to our clients’ needs.

Our award-winning projects—Cap St Georges Hotel & Resort, Coral Residences, Soho, and Royal Bay—have attracted a distinguished global clientele, including celebrities and international jet-setters. We seamlessly blend high-aesthetic design, premium quality, and an exceptional lifestyle.

We remain committed to delivering exceptional standards in exclusive property and resort development. Thank you for placing your trust in Korantina Homes.



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