



# VIEWPOINT RESIDENCE

[www.eliasholdingcompany.com](http://www.eliasholdingcompany.com)

**Elias Holding Company** boasts thirty years of experience in the Tourism Industry with its activities ranging from developments to services.

As of 2016, the Company decided to bring its wealth of experience and apply the same high standards to the development of luxury properties. We aim at utilizing our long-standing relationships with experienced and motivated professionals, active in the field of luxury property development with the view of offering highly valuable properties at unique locations.

## THE VISION

We believe in quality and value and strive for both in all of our business endeavors. So for each one of our new projects we have identified key factors to achieve the highest quality and add value. Our projects under study are currently the development of a luxury seafront apartment building with breathtaking unencumbered views, an activities-filled adventure resort park and the **Viewpoint Residence**, a complex of luxury residences located on the exclusive hillside of Parekklesia village on the outskirts of the port city of Limassol.

The **Viewpoint Residence** combines sea and mountain views and it is located only minutes away from the city center, the beach and the highway offering easy access to all major airports and ports.

With the current Cyprus citizenship scheme, buyers will be eligible to apply for EU Citizenship or Permanent Resident status, making the **Viewpoint Residence** an ideal housing and investment opportunity.

ELIAS  
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COMPANY



VIEWPOINT  
RESIDENCE







# THE VIEWPOINT RESIDENCE

Idyllic settings now play host to the most exciting new development.

This luxury villa is set on a sloping site in Parekklesia village in Limassol's popular outskirts. With an oblique view of the Limassol bay the key attraction of the development is its setting. Not only is it well situated in terms of access but also every design and feature takes into account the needs, expectations and lifestyle of its residents. The villa is a five minutes drive away from the crystal clear waters of the Mediterranean sea at Amathus Bay and boasts easy access to Limassol's city centre and only a half hour drive from both International Airports.

Parekklesia is considered one of the jewels in the crown of Limassol's district. A prosperous and dynamic district where luxury hotels, resorts and a high standard of dining options are dotted along the breath taking coastline. The region features long summers and mild winters making the location an ideal place to stay all year round.

# VIEWPOINT RESIDENCE VILLA



## ARCHITECTURAL HIGHLIGHTS

Innovative design set on a large plot offering ample space for outdoor living

### Exterior

- Infinity edge tiled pool
- Mediterranean landscaped garden
- Contemporary stone water feature
- Generous covered / uncovered outdoor areas
- Large stone BBQ with integral pergola
- Covered parking

### Interior

- Floor to ceiling windows
- Decorative suspended ceilings
- Open plan contemporary interiors





## DISTINCTIVE INTERIORS

Choose from a range of beautiful interior design schemes

### Floors & Walls

- Marble or travertine floor tiles
- Timber flooring to bedrooms
- Range of Italian porcelain tiles

### Doors & Windows

- Hardwood main entrance
- Tinted glass sliding door & windows
- Wood veneered internal doors

### Wardrobes

- Veneer or gloss laminated fitted wardrobes

### Stairs

- Glass balustrade with satin steel handrail

## KITCHEN FOCUS

Design includes breakfast bar

### Cabinetry

- European style designer cabinetry
- Gloss laminated or wood veneer units

### Appliances

- Stainless steel integrated appliances
- Double oven
- Ceramics hob & Extractor hood
- Dishwasher
- Fridge / Freezer

### Sinks & Faucets

- Signature faucet with vegetable spray
- Double under-mounted stainless steel

### Work Surface

- Granite or Corian





## BATHROOM FOCUS

Sumptuous design features LED lighting, heated towel rail & accessories

### Sanitary Ware

- White European style designer suites
- Wall hung WC with concealed cistern
- Dual flush water saving mechanism
- Toughened safety glass enclosed shower

### En-Suite Vanity

- Contemporary porcelain washbasin
- Wood veneer or gloss laminated cabinetry
- Full height vanity mirrors

### Faucets

- Wall mounted modern chrome faucets
- Designer shower head in chrome finish



## VIEWPOINT HILL SPECIFICATION TECHNOLOGY

21st Century technologies enable secure management from any location worldwide

### "Smart Home" Control

- Ambient temperature & climate
- Atmospheric indoor/outdoor lighting
- Home entertainment systems
- CCTV, electric gates & security systems
- External shading systems, curtains & blinds

### Media

- High speed internet access
- Multi-channel satellite TV

### Climate Control

- High performance air-conditioning
- Thermal efficient low maintenance design



FIRST FLOOR PLAN



## DESIGN POTENTIAL

Many optional luxury features can be incorporated creating a unique villa

### Bespoke Interiors

- “Tropical” rain or body jet shower
- Integrated wine coolers & espresso makers

### Exterior Upgrades

- In-ground Jacuzzi
- Heated swimming pool
- Salt-water pool

### Ground Level

- Gym/Spa complex
- Designated study, library or cinema
- Climate controlled wine cellar
- Self-contained guest suite annex

## DISCLAIMER

Full technical build specification & interior design scheme schedules available upon request. Designs may be altered at the client’s request provided the alternations are timely, in accordance with the overall architectural concept and are subject to the architect’s approval.





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