

**SUN HILLS**



**BOUTIQUE VILLAS**

SOTIRA - CYPRUS

## About

### PINGOS ESTATES

Since 1969, passion for what we do, commitment to our clients and innovation has been the driving force behind our success.

Today, we are one of the leading boutique property developers on the island offering exceptional properties at competitive prices with unique designs, unrivalled quality of construction and an outstanding after sales customer support.

With decades of experience in the world of property and with our highly skilled team of consultants, sales executives, architects and engineers, you can always rely on us to provide you with the best.

In addition to property developing, we also utilize an extensive network of external associates, such as lawyers and tax advisors, to provide investors with a wide range of services from the initial stages of a project, such as, conceptual designs and feasibility studies, to its implementation, such as, architectural and engineering design, construction and project management.

Whatever your needs might be, our long history can ensure you that we can help you achieve your desired objectives and maximize the potential of your investment.



## The Area

### SOTIRA - AYIA NAPA



Our project is located on the outskirts of Sotira, literally 5 minutes away from Ayia Thekla Beach and 3 from Paralimni, and it enjoys an elevated position with sea views.

For anyone who wants to experience the authentic Cyprus, Sotira offers some of the finest traditional taverns to be found on the island. At the same time, nature lovers can enjoy long walks to the nearby park of Ayios Antonios with its Byzantine chapel and breathtaking views of the sea and the surrounding areas.

Furthermore, the Municipality of Sotira has submitted an application to the Planning Authority for a permit to landscape the whole of its seafront zone, beginning the state of the art Ayia Napa Marina, which is currently under construction, and ending at Potamos National Park.

The proposal includes a wide footpath following the coastline, landscaped gardens, parking spaces, beaches and piers providing access to the sea. Potamos National Park, which has already been designed, will have landscaped banks along the existing river, parks with nature trails, a nature museum and other educational and recreational facilities. The whole of the area will, therefore, be transformed into one of the most upmarket and sought-after locations on the whole of the island.

Located within close proximity to all amenities, only a few minutes' drive from the spectacular white sandy beaches of Ayia Napa and 30 minutes from Larnaca International Airport, this elegant project is ideal for both permanent residence and for holiday purposes.



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LIVE IN STYLE

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## The Project

### SUN HILLS BOUTIQUE VILLAS

Sun Hills Boutique Villas will be an exclusive gated community consisting of eleven elegant properties with three bedrooms set in large plots of land.

The villas are available in two sizes, both sharing the same contemporary design concept which incorporates clean architectural lines, efficient use of all spaces and an abundance of windows flooding the interior with natural light.

Exquisitely designed to the finest detail, constructed with the highest quality materials and with a wide selection of alternative finishes, Sun Hills Boutique Villas is a great place to live which you can be proud to call your home.



- ✓ *Elevated position with sea views*
- ✓ *5 minutes from Ayia Thekla Beach*
- ✓ *3 minutes from Paralimni*
- ✓ *Modern design*
- ✓ *Large private plots of land*







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## SPECIAL FEATURES

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### *Contemporary Design*

The design incorporates minimalism, effective use of space and large floor to ceiling doors and windows that give an airy feel and produce a seamless blend of indoor and outdoor living.

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### *Building Specifications*

Energy efficient earthquake resistant design complying with the latest Euro Codes, high quality ceramic tiles and sanitary fittings, exceptional aluminium profiles, elegant kitchen and wardrobe units, glass balcony railings, HPL cladding and fine workmanship set new standards in quality.

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### *Customization*

With a wide choice of luxury finishes available within the standard building specifications your home will reflect your own taste and individuality. Roof gardens, which are available as a standard in some of the properties and as an optional extra in others, offer additional privacy and great sea views. Other optional extras include swimming pools and garden landscaping, underground parking and basements, home automation and security systems, central heating and photovoltaic systems.

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### *Location*

Elevated position with sea views in a new area on the outskirts of Sotira, 30 minutes from Larnaca International Airport and only a few minutes' drive from the coast, Ayia Napa and Paralimni.

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### *Privacy and Security*

Large plots of land of up to 492 m<sup>2</sup> situated within a private gated community offer enhanced privacy and security.

No.	Bedrooms	Type	Plot Area (m <sup>2</sup> )	Building Area (m <sup>2</sup> )	Roof Garden (m <sup>2</sup> )
1	3	1	339	142	Optional
2	3	1	357	142	Optional
3	3	2	469	169	Optional
4	3	1	301	142	Optional
5	3	1	357	142	Optional
6	3	2	437	169	Optional
7	3	1	369	142	Optional
8	3	1	369	142	Optional
9	3	2	384	169	Optional
10	3	3	492	178	64
11	3	3	419	178	64

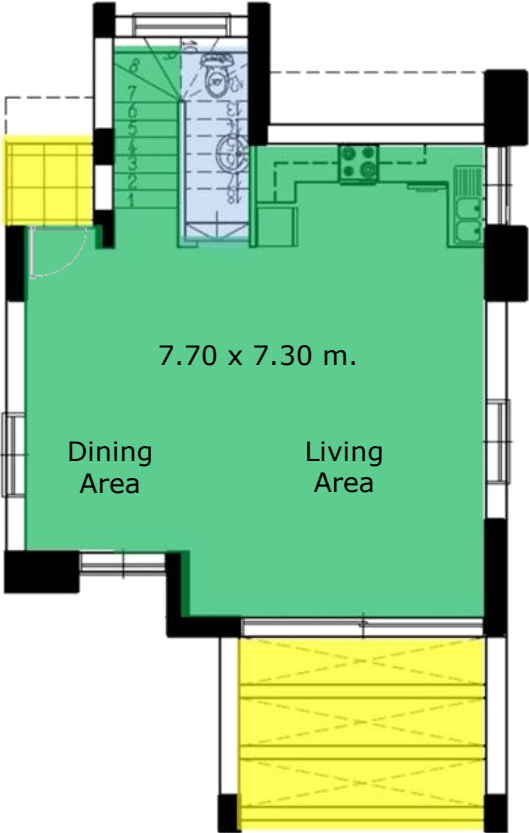
**NOTES:**

1. The architectural drawings of this brochure are not drawn to scale and the dimensions provided are for guidance only. For detailed information please refer to the approved architectural drawings.
2. Colours and materials shown in this brochure may differ from the actual.
3. The information provided in this brochure might change at any time without notice.

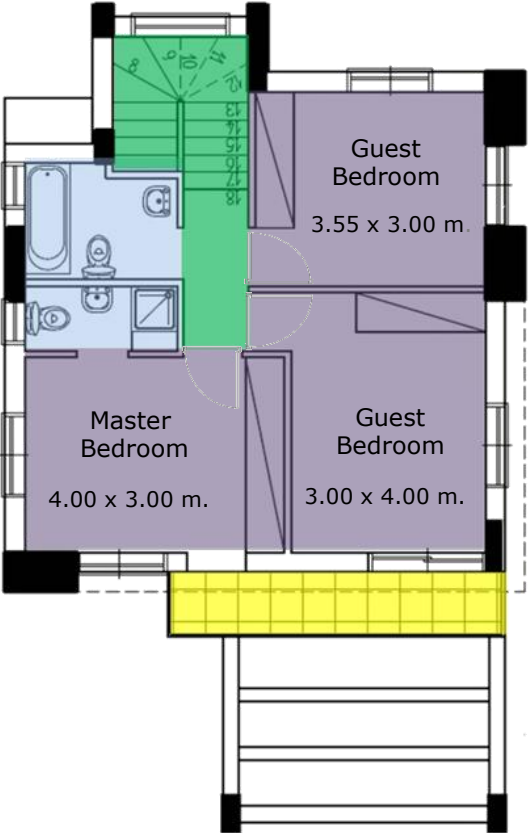




Ground Floor



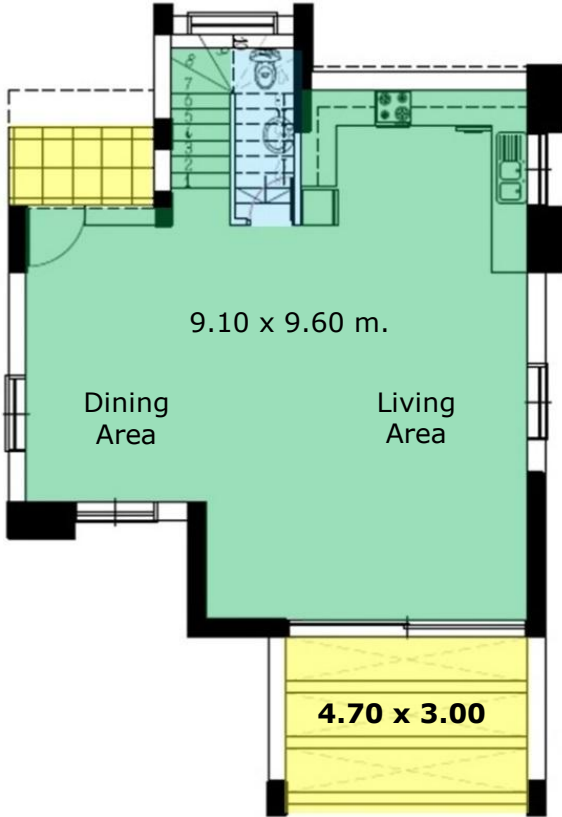
First Floor



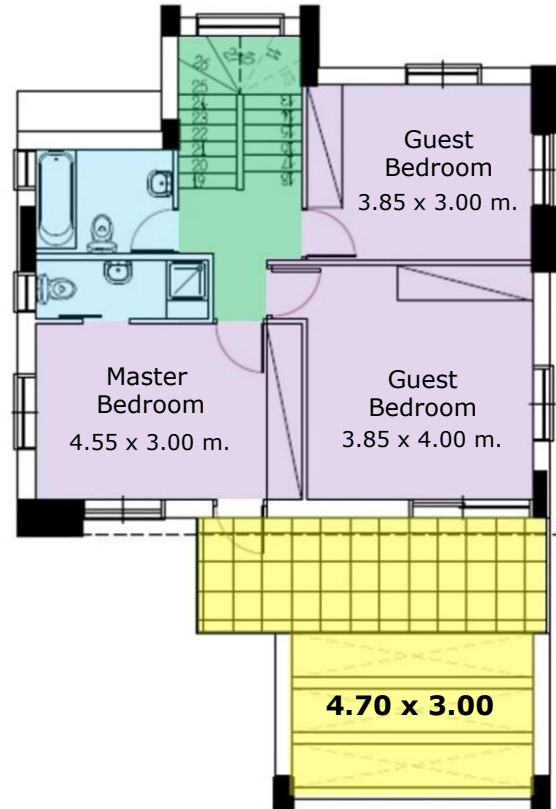
Architectural Plans

TYPE 1

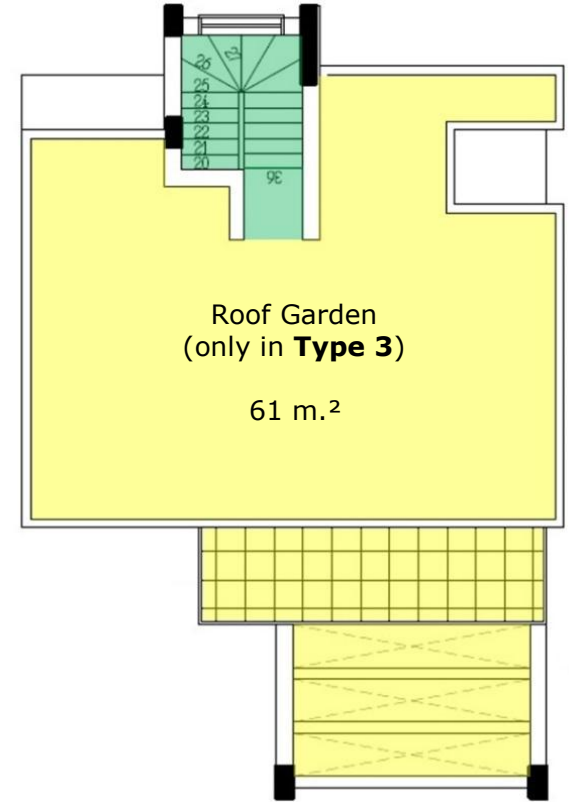
Ground Floor



First Floor



Roof Garden



Architectural Plans

TYPE 2 & 3







*Life is for living...Live it in style!*

*Committed to Excellence Since 1969*

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