Hill Residences

BY CAP ST GEORGES

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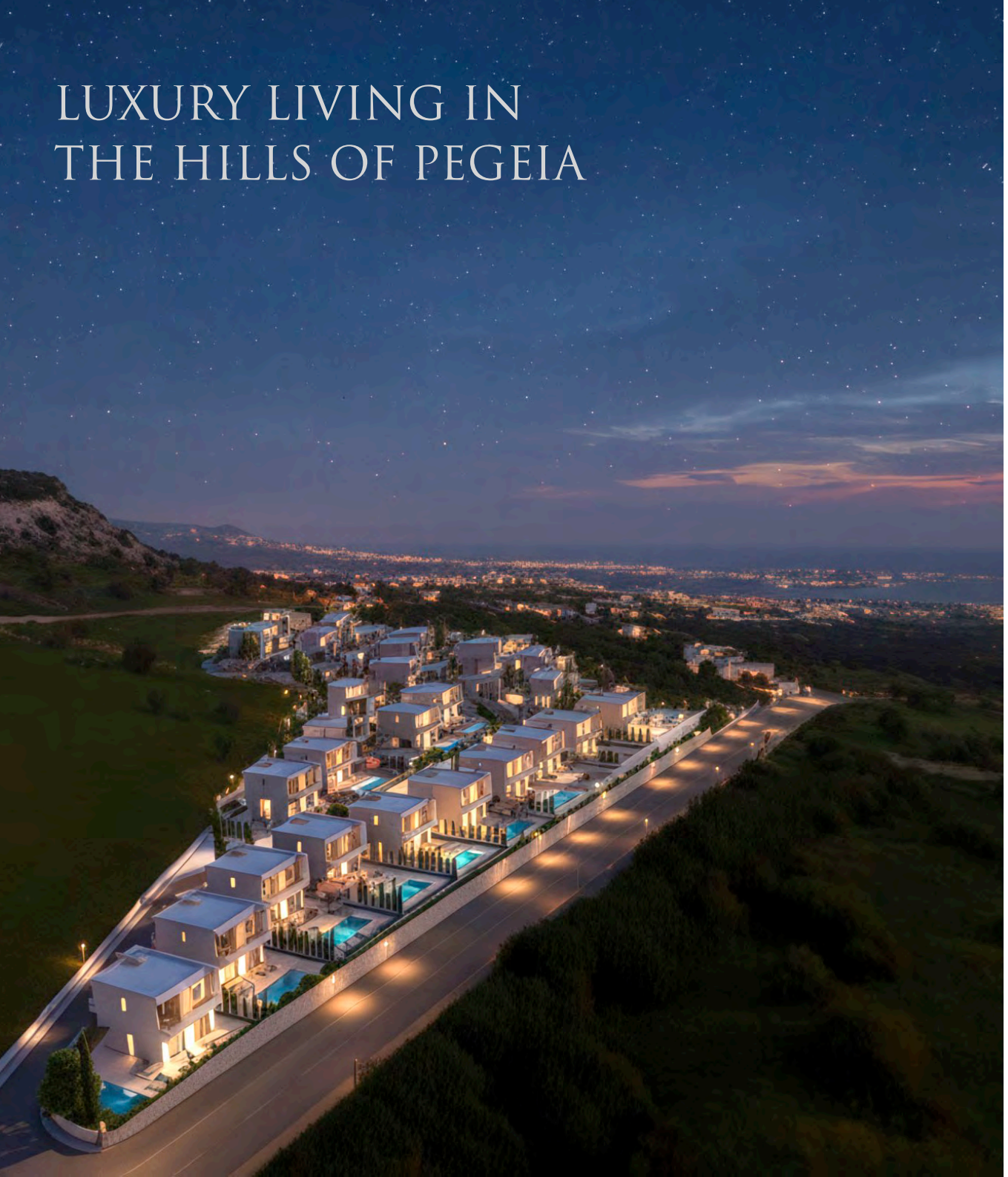
ELEVATED LIVING, INSIDE AND OUT

FROM THE CREATORS OF CAP ST GEORGES

With a track record of landmark developments and visionary design, Cap St Georges brings its signature level of quality to every villa at Hill Residences. Your peace of mind is part of the plan.



Tucked into the peaceful hills of Pegeia, Hill Residences is an exclusive collection of 26 modern villas thoughtfully positioned on a natural slope. The intelligent tiered layout ensures that every home sits above the next.



LUXURY LIVING IN THE HILLS OF PEGEIA

Hill Residences
BY CAP ST GEORGES

- 26 luxury villas
- Sea and sunset views
- Prime hillside location
- Minimal road exposure, softened by elevation and landscaping
- High-demand residential area
- Private swimming pools, sun terraces, outdoor dining areas & landscaped gardens
- High-quality finishes and energy-efficient design
- Private parking
- 5 bedrooms
- Total covered areas from 230 – 266 m²
- Plot sizes from 320 – 673 m²
- Status: Off-Plan

YOUR OWN PIECE OF PARADISE









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







AN INVESTMENT IN LIFESTYLE

With strong appeal for both lifestyle buyers and investors, Hill Residences 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.

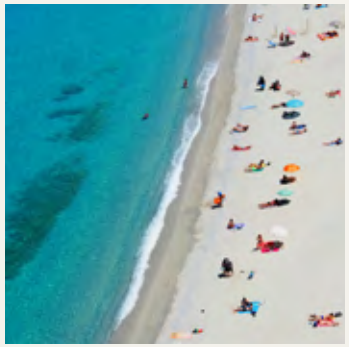
With generous indoor space, private gardens, and proximity to one of Cyprus's top international schools, Hill Residences is ideal for families. Children have room to play, and parents can relax knowing they're close to everything they need.

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

THE LOCATION

Surrounded by some of Cyprus's most breathtaking natural wonders and leisure destinations, Hill Residences offers a lifestyle immersed in beauty, convenience, and adventure. At Hill Residences, 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.










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, 4x4 safaris, and exploring native flora and fauna
- 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



INTERIORS

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 simple: to create a community where every detail serves your lifestyle, from elevated sea views and private pools to spacious layouts.









EXCEPTIONAL FROM FOUNDATION TO FINISH

Every villa is built to the highest standards of construction, sustainability, and aesthetic detail. From reinforced concrete to designer tiles, every component has been carefully chosen to endure, inspire, and impress.









THE MASTERPLAN



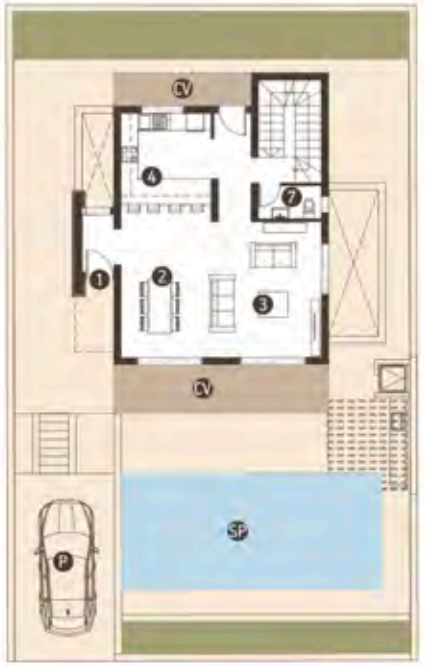
FLOOR PLANS

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.

VILLAS
No. 18
No. 12 - 26

GROUND FLOOR



FIRST FLOOR



BASEMENT

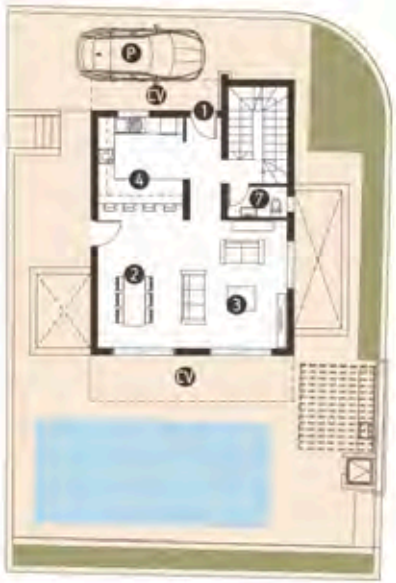


1 Entrance
2 Dining Area
3 Living Area
4 Kitchen
5 Bedroom
6 Guest Toilet
7 Shower
8 Utility Room

SP Swimming Pool
CV Covered Veranda
UV Uncovered Veranda
P Parking

VILLAS
No. 14

GROUND FLOOR



FIRST FLOOR



BASEMENT

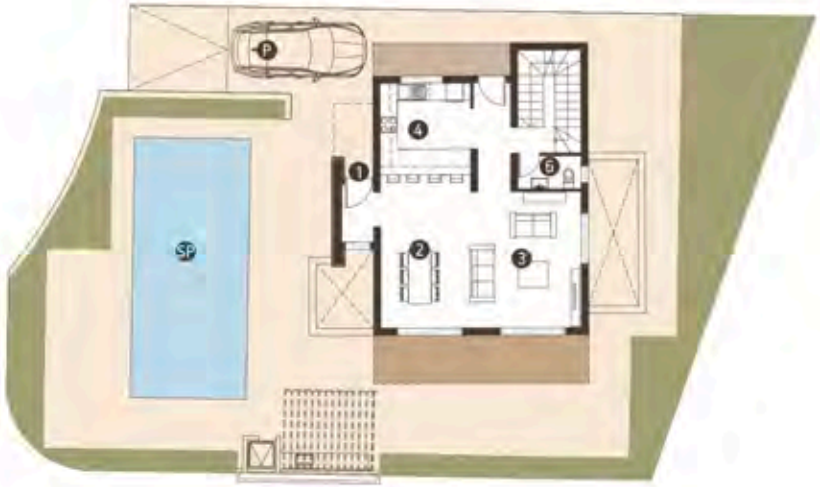


1 Entrance
2 Dining Area
3 Living Area
4 Kitchen
5 Bedroom
6 Guest Toilet
7 Shower
8 Utility Room

SP Swimming Pool
CV Covered Veranda
UV Uncovered Veranda
P Parking

VILLAS
No. 13
No. 15
No. 20

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

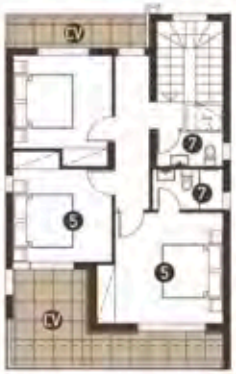
SP Swimming Pool
CV Covered Veranda
UV Uncovered Veranda
P Parking

VILLAS
No. 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





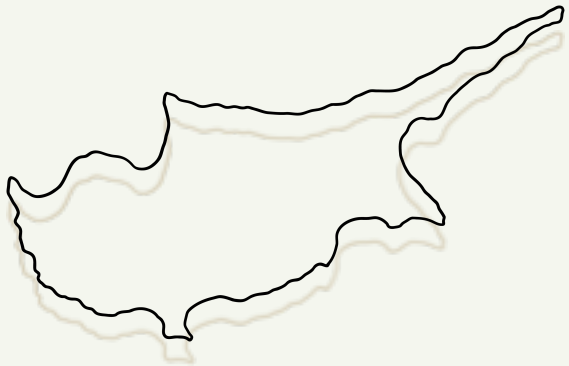








Why Cyprus



Cyprus fact file

Location: Southern Europe
Capital City: Nicosia
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
- Top 5 safest countries in the world
- Top 4 best retirement destinations globally
- 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
- Hospitable and friendly people

POSITIVE ECONOMIC OUTLOOK

- Robust GDP growth
- One of the fastest-growing EU economies
- Positive macroeconomic forecasts
- Great investment opportunities

ATTRACTIVE TAX REGIME

- One of the lowest corporate tax rates in the EU at 12.5%
- An attractive Double Tax Treaty Network covering more than 60 countries
- Access to all EU Tax Directives
- Dividend income exemption under relaxed conditions
- Attractive personal tax regime for international professionals and non-domiciled individuals
- No succession or inheritance taxes
- No immovable property taxes
- One of the most favourable tax systems in the world

ACCESS TO MARKETS

- Full access to European markets
- Access to 40+ EU trade agreements
- Member of the Eurozone since 2008
- Strategic geographic position
- Proximity and easy access to major markets

FRIENDLY BUSINESS & LEGAL ENVIRONMENT

- Strong business support services
- Legal system closely aligned with the English common law
- Frequently updated to meet investors' changing needs
- Strong protection for investment and intellectual property (IP)
- Simple and fast process for establishing a business
- Freehold property ownership
- Immigration benefits 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.

KORANTINA HOMES

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