

BLUE
HORIZON
VILLAS

Discover your new home

DISCOVER
your New Home

Designed with the concept of Mediterranean living in mind, Blue Horizon Villas in Pissouri Village, in Limassol offer an oasis of stunning sea views and breathtaking cliff and country scenery, exquisite mature planting and privacy in abundance.

These two bedroom villas with provision for an extra bedroom are ideal for holiday homes, permanent residence and for investment purposes. Large landscaped gardens offer ample room for private swimming pools and barbeque areas. Great selection of finishes creates appealing living spaces with wooden surfaces, concrete feelings and the touch of natural stone.

Let the magic of Pissouri captivate you with its views of Pissouri Bay and the surrounding Cypriot countryside. Set high above sea level, these properties are elevated from the humidity belt promising residents a healthy and refreshing climate. Stroll into the village and enjoy a choice of tavernas offering local delicacies to tantalise your taste buds, walk in the fertile mountains or go down to the crystal-clear sea, to enjoy the best Cyprus has to offer.



An aerial photograph of Limassol, Cyprus, showing a large harbor filled with numerous sailboats and several large yachts docked at piers. The city is visible in the background, with a mix of modern and traditional buildings. The water is a deep blue, and the sky is clear.

LIMASSOL

DISCOVER

Limassol is the second largest city in Cyprus, the biggest and most cosmopolitan city on the coastline. It is a strategic business centre, which offers the wide range of financial and business services.

The international port of Limassol is one of the busiest ports of Mediterranean region and the largest port in Cyprus. Recently the new marina was constructed in the old town of Limassol and four golf courses are located at the distance of 25 minutes drive from the city centre.

The city is famous for its luxurious lifestyle with the sunny beaches, shopping avenues, famous restaurants with delicious food, stunning 5 stars Hotels. Limassol has also become one of the most important tourism and trade centres, the city which is famous for its nice weather, cultural heritage and local hospitality attracts millions of visitors every year.

An aerial photograph of the Pafos harbor in Cyprus. The harbor is filled with numerous sailboats and yachts. In the foreground, the Pafos Castle, a large stone structure, sits on a rocky peninsula. The water is a vibrant blue, and the city of Pafos is visible in the background.

PAPHOS

DISCOVER

A year-round destination, the Pafos Region caters for all types of vacationers in search of something unique, while reveling in the culture and local traditions. Crystal-clear waters, inviting beaches, majestic countryside, ancient sites, and a surplus of outdoor activities are trademarks that define the Pafos Region. We welcome visitors to enjoy our pristine beaches, relax at one of our pleasurable hotels and resorts, taste the good life at a mountainside winery or indulge in a gastronomic experience, venture out on an outdoor excursion, or immerse yourself with nature – the Pafos Region is a recipe for the soul.

Located on the southwest coast of the island of Cyprus, and sheltered from the north by the majestic Troodos Mountains, Pafos boasts a temperate climate and one of the healthiest lifestyles in the Mediterranean.

The region is ideal for basking in the sunshine all year round, and experience the hospitality of its people wherever you go. Plunge into the sparkling warm waters of the Mediterranean in summer, or venture out on a splendid nature trail and observe fields blanketed in wildflowers in the spring; visit ancient and historical landmarks in autumn, and keep fit with a plethora of outdoor activities in winter. Whichever way you look at it, Pafos is a year-round destination with many reasons to visit.

AN IDEAL PLACE TO
Live · Work · Invest

PRIVILEGED LOCATION

BLUE HORIZON Residence is situated in Pissouri, the third largest village district in the Limassol district of Cyprus, and is located in the Southwest of Cyprus just off the A6 motorway midway between Limassol and Paphos (34 kilometers from both). The main Pissouri village is located about 3 kilometers from the sea on the Cape Aspro ridge, and about 500 feet above sea level. The whole stretch is an absolutely gorgeous spot where the waves that softly lap up against a pebbled and sandy shoreline, partly cradled by the rocky cliffs that drop down to the sea, making the whole setting picture perfect. It is the administrative centre for the Pissouri District, and houses a delightful village square.

There are many charming

- TAVERNS · COFFEE SHOPS · ENTERTAINMENT FACILITIES · CHAPELS and an imposing
- HISTORICAL GOTHIC CHURCH.

The area is quite popular with locals and tourists in the summer, but there's always a quiet spot to be found.



Paphos 30km
(INTERNATIONAL)

Larnaka 104km
(INTERNATIONAL)

ATTRACTIONS

Columbia Watersports	5.3km
Plataniskia Overlook	9.2km
Avdimou Beach	13km
Papantoniou Supermarket	2.5km
Pissouri Bay	5.2km
Pharmacy	3km
Barefoot Designs Art Gallery	14km
Joanna Super Market	5km
Melanda Beach	12km
Apostolos Andreas Church	1.9km
Prophites Elias Church	3.2km
Rural Escape stables	9km
Aphrodite's Rock	11km



A HIGH LEVEL OF
Detail

CUSTOM DESIGN

The approach for Blue Horizon Villas is meticulous and measured, to reach the level of quality our villas deserve and residents expect. Every last detail of the Blue Horizon has been designed with the utmost care and attention to detail.

**An array of features
for each home, include:**

- › Boundry wall
- › Window sills
- › Damp proofing
- › Thermal insulation
- › Grafiato exterior wall finishes
- › Aluminium windows & doors
- › Aluminium external gates
- › Integrated fly screens
- › Professional landscaping
- › Automatic irrigation system
- › Porcelain ceramic floor tiles
- › Sanitary ware
- › Mixers & taps
- › Internal worktops
- › Internal staircases
- › Carpentry
- › Central heating provision
- › Water system
- › Plumping system



QUALITY *Finishes and Materials*

Every detail is considered to offer quality residences

MIXERS & TAPS

HIGH QUALITY GROHE

- High Quality
- Water saving
- Unique designs
- Chrome plated

GRAFIATO EXTERIOR WALL FINISHES

- Elastic waterproof top coat plaster
- High elasticity
- Self-cleaning, resists cracking, unlike common plaster
- Easier to maintain
- Aesthetics

INTERNAL WORKTOPS

GRANITE

- Longer lasting • Easy cleaning
- Durable and scratch proof • Aesthetics

ALUMINIUM WINDOWS & DOORS

- Larger glass area
- Long lasting colour
- Excellent thermal insulation
- Environmentally friendly inward opening, turn and tilt and double casement.

INTERNAL STAIRCASES

MARBLE STAIRS

- Longer lasting • Aesthetics
- Durable and scratch proof • Easy cleaning

CARPENTRY

CHOICE OF DESIGNS FOR WARDROBES & KITCHENS

- High Quality
- Unique designs
- Choice of colours and designs

PROFESSIONAL LANDSCAPING

- Professional landscaper
- Low maintenance plants and shrubbery used to save water.

DAMP PROOFING

BITUMEN SHEET MEMBRANES

- Avoids water damage to structure
- Protects external & internal wall finishes.

INTEGRATED FLY SCREENS

- Aesthetics
- Ease of use
- Integrated into frame of window / patio door

THERMAL INSULATION

EXTRUDED POLYSTYRENE

- High Energy Saving
- High resistant of water absorption
- Excellent thermal insulation
- High mechanical resistance
- Fire resistance of Euroclass E

CENTRAL HEATING PROVISION

PROVISION FOR ELECTRIC CENTRAL HEATING

- High Energy Saving
- Aesthetics
- Easier to maintain
- No fuel tanks or burners required

WATER SYSYTEM

PRESSURIZED WATER SYSTEM

- Increases water pressure
- Conserves water consumption
- Enables water storage tanks to be in a concealed location for aesthetics

PLUMPING SYSTEM

PIPE IN PIPE SYSTEM

- Durable and flexible
- Less likely to leak or break
- Easy to replace pipes
- High water pressure resistance

SANITARY WARE

TWYFORDS SANITARY WARE

- High Quality
- Large depth of the glaze
- Unique designs

BOUNDRY WALLS

CONCRETE RE-ENFORCED WITH STEEL REBAR

- Structural advantages
- No subsidence
- Does not crack
- Easier to maintain & Longer lasting

PORCELAIN CERAMIC FLOOR TILES

HIGH QUALITY IMPORTED FROM SPAIN OR ITALY

- High Quality
- High resistant of water absorption
- Pressure-treated
- Durable less likely to chip

WINDOW SILLS

MARBLE

- Longer lasting
- Easy cleaning & maintenance
- Protects windows and wall surface
- Aesthetics

ALUMINIUM EXTERNAL GATES

- Longer lasting
- Durable
- No maintenance required

AUTOMATIC IRRIGATION SYSTEM

- Ease of use
- Adjustable according to seasons

QUALITY *Finishes and Materials*

Every detail is considered to offer quality residences







SECURED GATED COMPLEX

A private, secured gated complex with closed-circuit television (CCTV), for all indoor and outdoor common areas, offer residents added peace of mind.



SECURED PARKING

Private secured parking with remote access for each house.



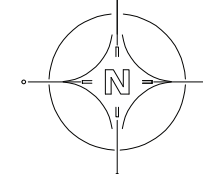
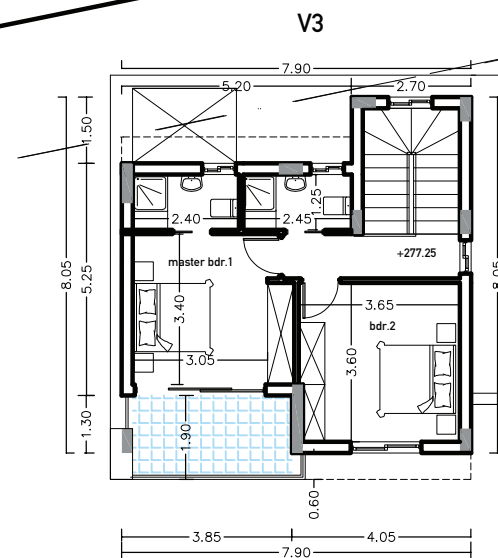
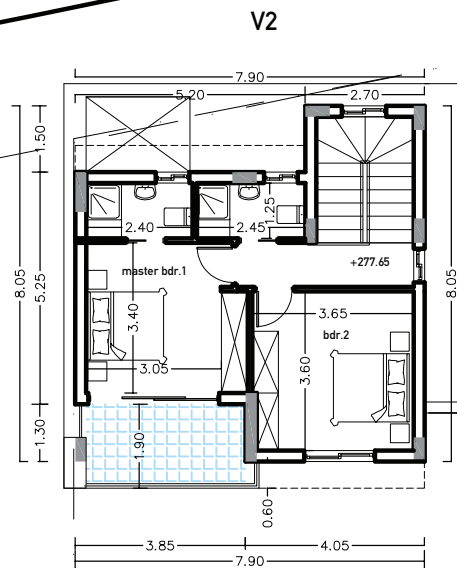
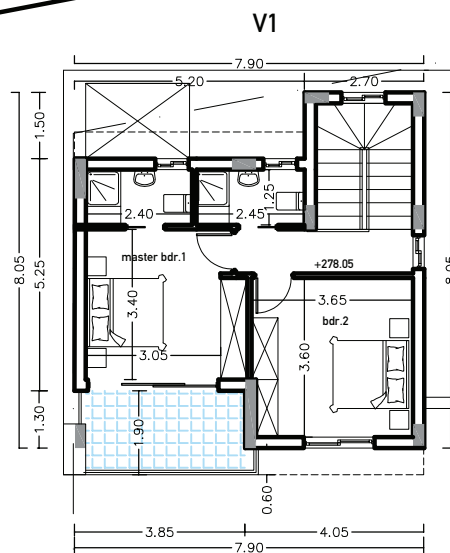
LANDSCAPE GARDEN AREAS

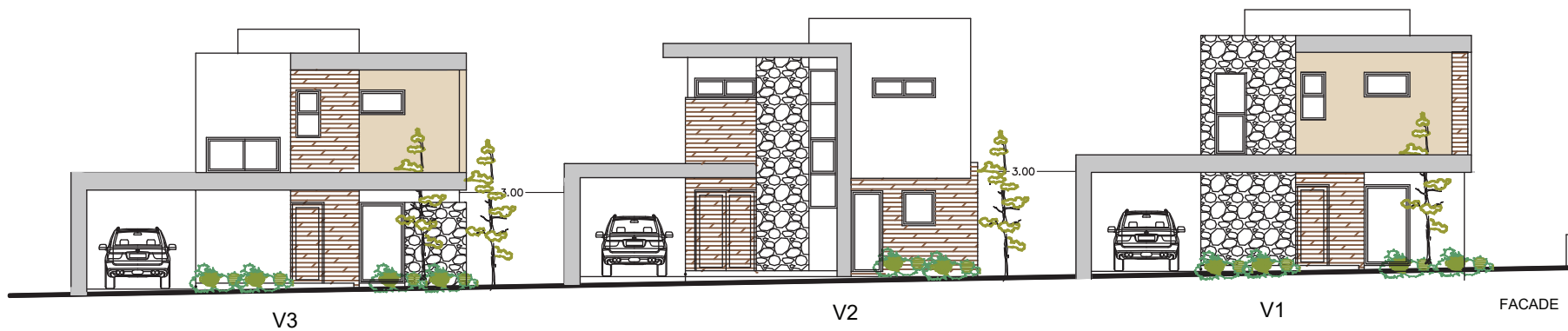
Beautiful and attractive plants adorn the outdoor area of the houses, providing a lush oasis within this urban setting.











PHASE I HOUSE NO.	BEDROOMS	PLOT SIZE M ²	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	SWIMMING POOL	TOTAL COVERED AREA
1	3	470 m ²	121 m ²	18 m ²	20 m ²	3.5 x 7 m	159 m ²
2	3	386 m ²	121 m ²	18 m ²	20 m ²	3.5 x 7 m	159 m ²
3	3	300 m ²	121 m ²	18 m ²	20 m ²	3.5 x 7 m	159 m ²

PHASE II HOUSE NO.	BEDROOMS	PLOT SIZE M ²	COVERED INDOOR AREA	COVERED VERANDA AREA	UN-COVERED VERANDA AREA	SWIMMING POOL	TOTAL COVERED AREA
1	3	687.86 m ²	150 m ²	18 m ²	20 m ²	3.5 x 7 m	188 m ²





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