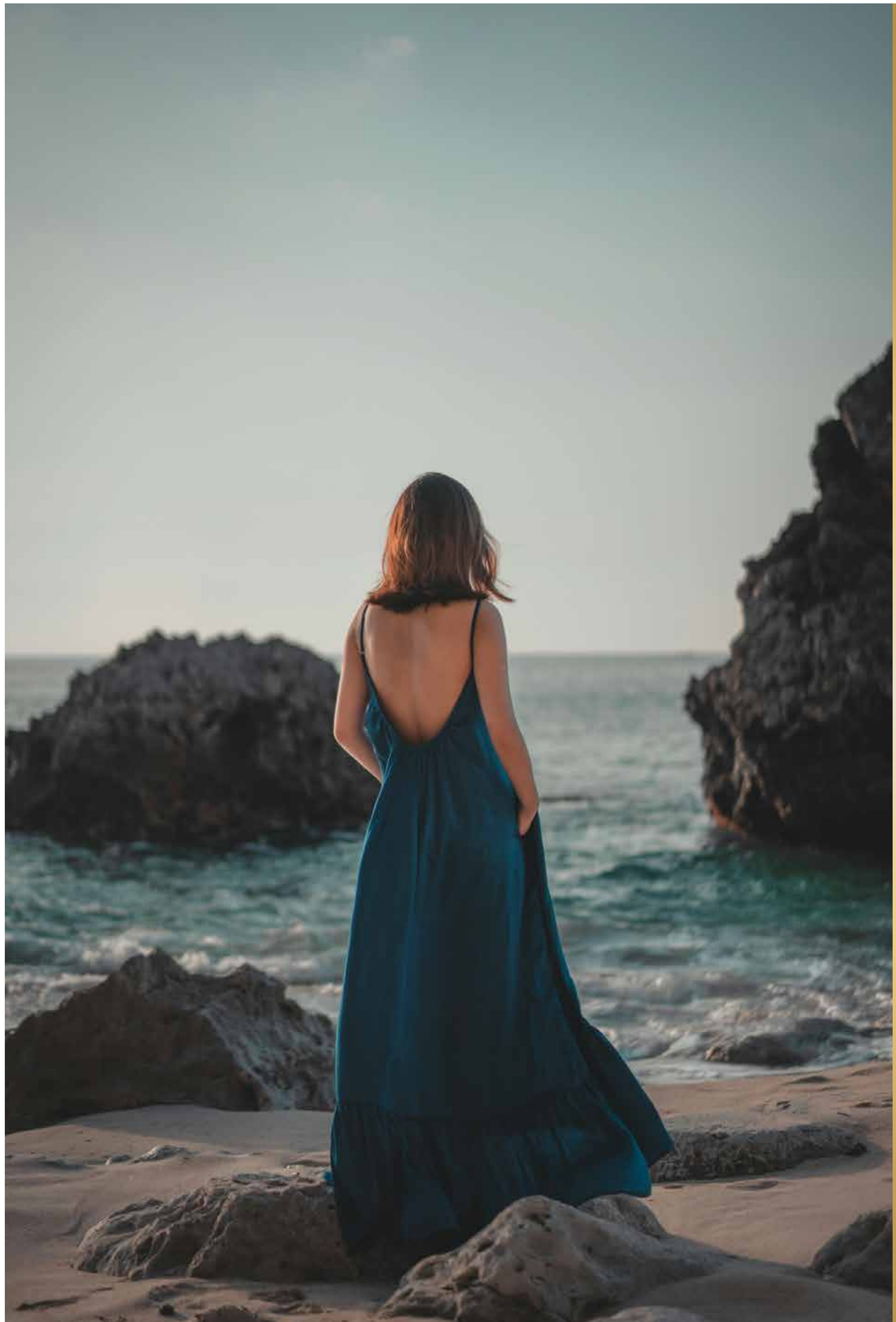




TRIANON
HEIGHTS

PHASE 1



T

Ascend to
New Heights

TRIANON





Rise Above the Ordinary

Step into a world of unparalleled elegance at Trianon Heights, where a premium lifestyle is not just promised, but delivered.

Nestled in an idyllic setting, our exclusive collection of individually designed villas embodies the very essence of refined living. Each residence is a masterpiece of meticulous craftsmanship, seamlessly blending timeless charm with modern sophistication.

At Trianon Heights, every detail is thoughtfully curated to perfection, ensuring an exquisite living experience that transcends the ordinary.

Embrace the Allure of Luxury

TRIANON







A Blend of **Tranquility** and **Urban Convenience**

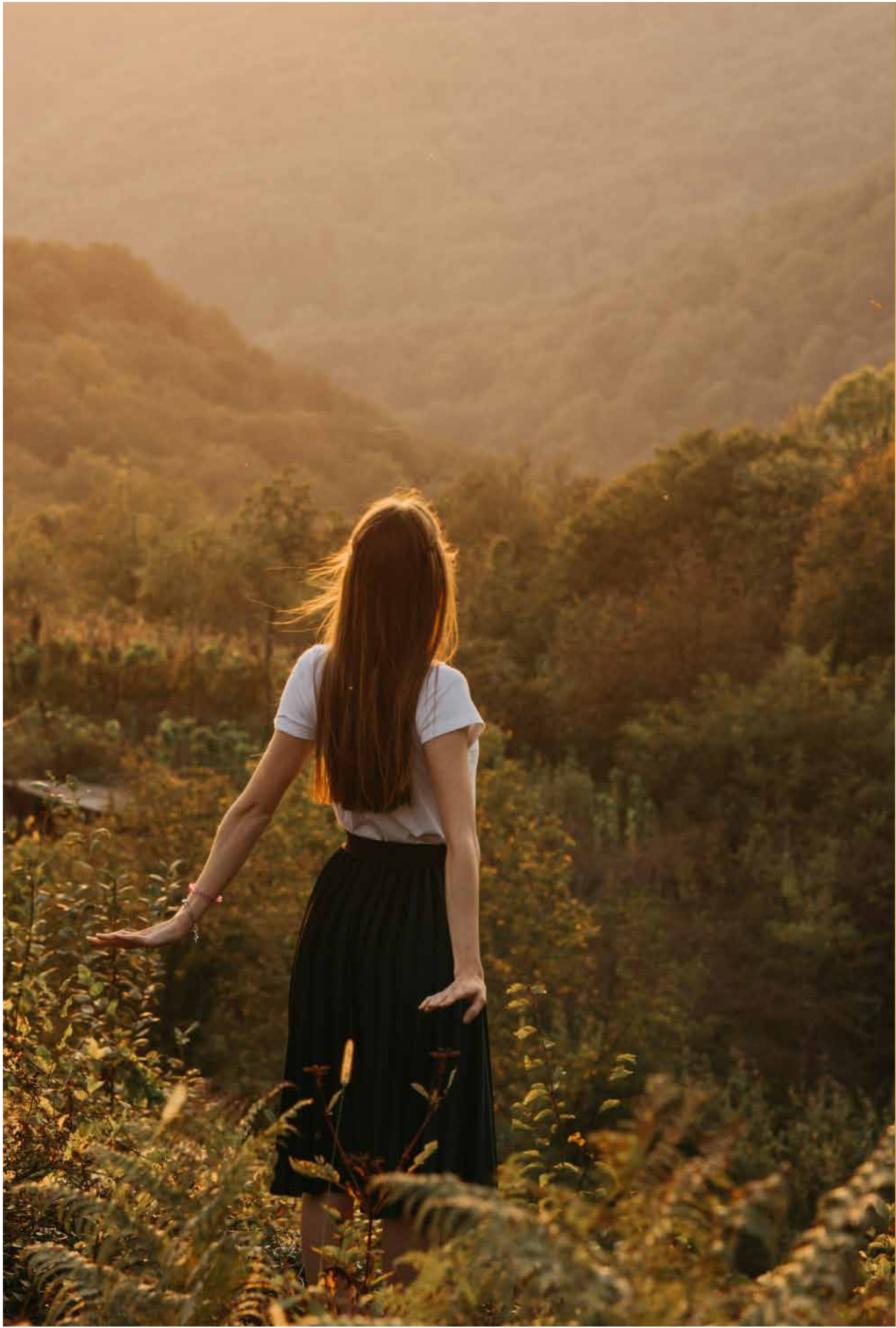
Discover the unrivaled allure of Trianon Heights, located in one of the most coveted addresses in Cyprus. Nestled in a privileged location, our luxurious villas offer breathtaking views of the glistening Mediterranean Sea. Experience the perfect balance of serene tranquility and vibrant city life, just a few minutes' drive from Limassol.

Enjoy the peaceful sanctuary of Trianon Heights while staying connected to the dynamic urban lifestyle.

Coveted Address with Stunning Sea Views

TRIANON



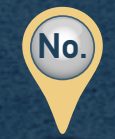


T

Urban Proximity,
Tranquil Serenity

TRIANON





PLACES OF INTEREST

Serenity within reach of city life

- | | |
|-----------------------------|---------------|
| 1. Foley's School | Approx. 100m |
| 2. German Medical Institute | Approx. 500m |
| 3. The Grammar School | Approx. 3km |
| 4. AlphaMega Supermarket | Approx. 4km |
| 5. Bank of Cyprus | Approx. 4km |
| 6. Beach | Approx. 5km |
| 7. Jumbo Hyperstore | Approx. 3km |
| 8. Highway Access | Approx. 2.5km |



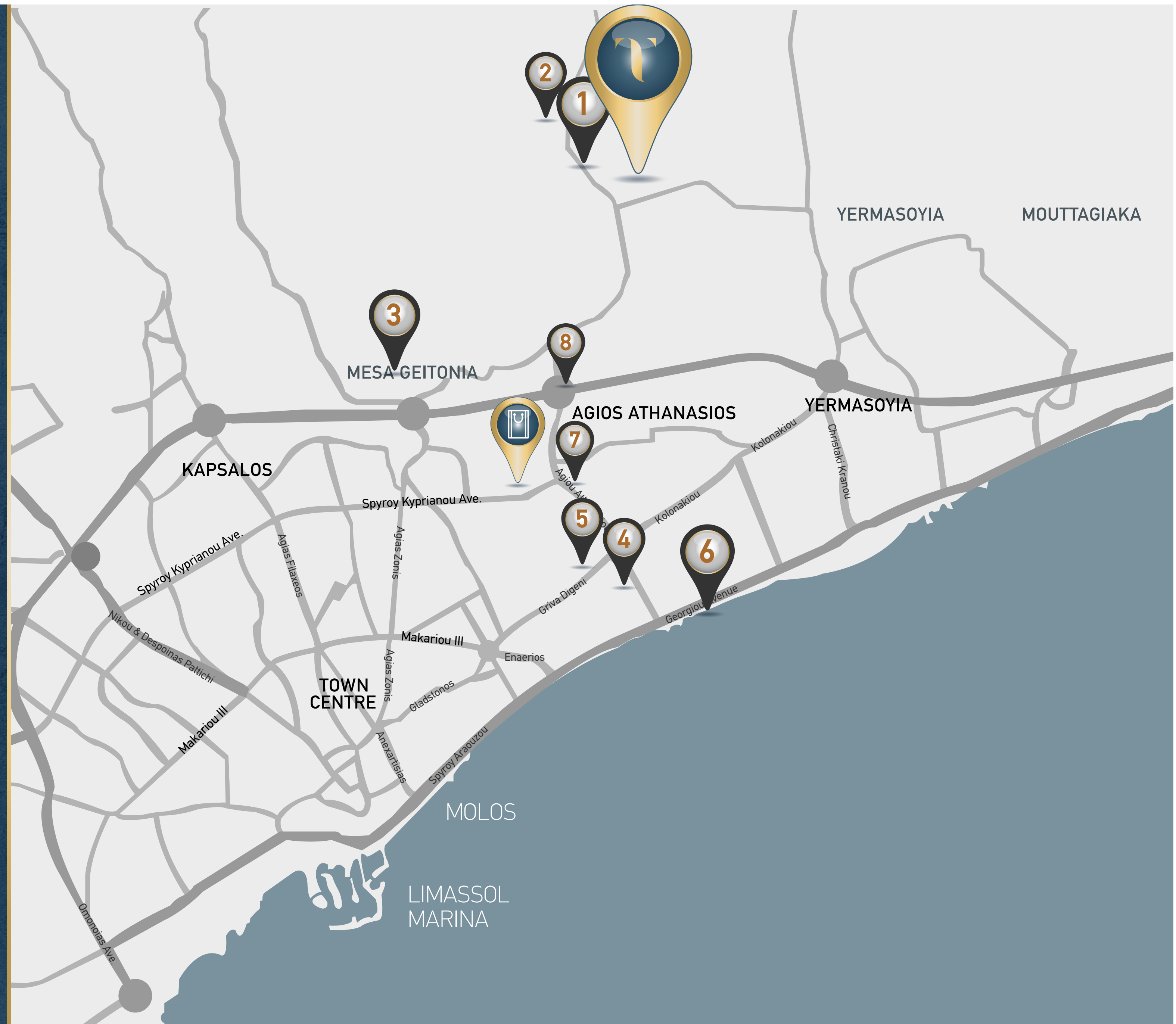
UPCOMING MALL

Retail & Family Entertainment Destination

Trianon Heights is just 3km away from the anticipated new mall which is expected to offer:

- Family entertainment activities which include kids play/ learning area and gaming arcade.
- A family dining experience in a modern village style piazza.
- A huge variety of restaurants and coffee shops.
- An exciting retail experience covering all levels of retail customer profiles.
- An Agora market, where local specialized products and services can be obtained.
- Access to a public park covering more than 5000 sqm.

TRIANON





Experience **Customized** Luxury

The first phase of Trianon Heights offers an exclusive selection of three exquisite 3+ bedroom villas. Revel in the opportunity to customize your home, ensuring it perfectly reflects your unique preferences and sophisticated lifestyle.

Your Dream Home Awaits

TRIANON

Villa 9A

Villa 9B

Villa 9C

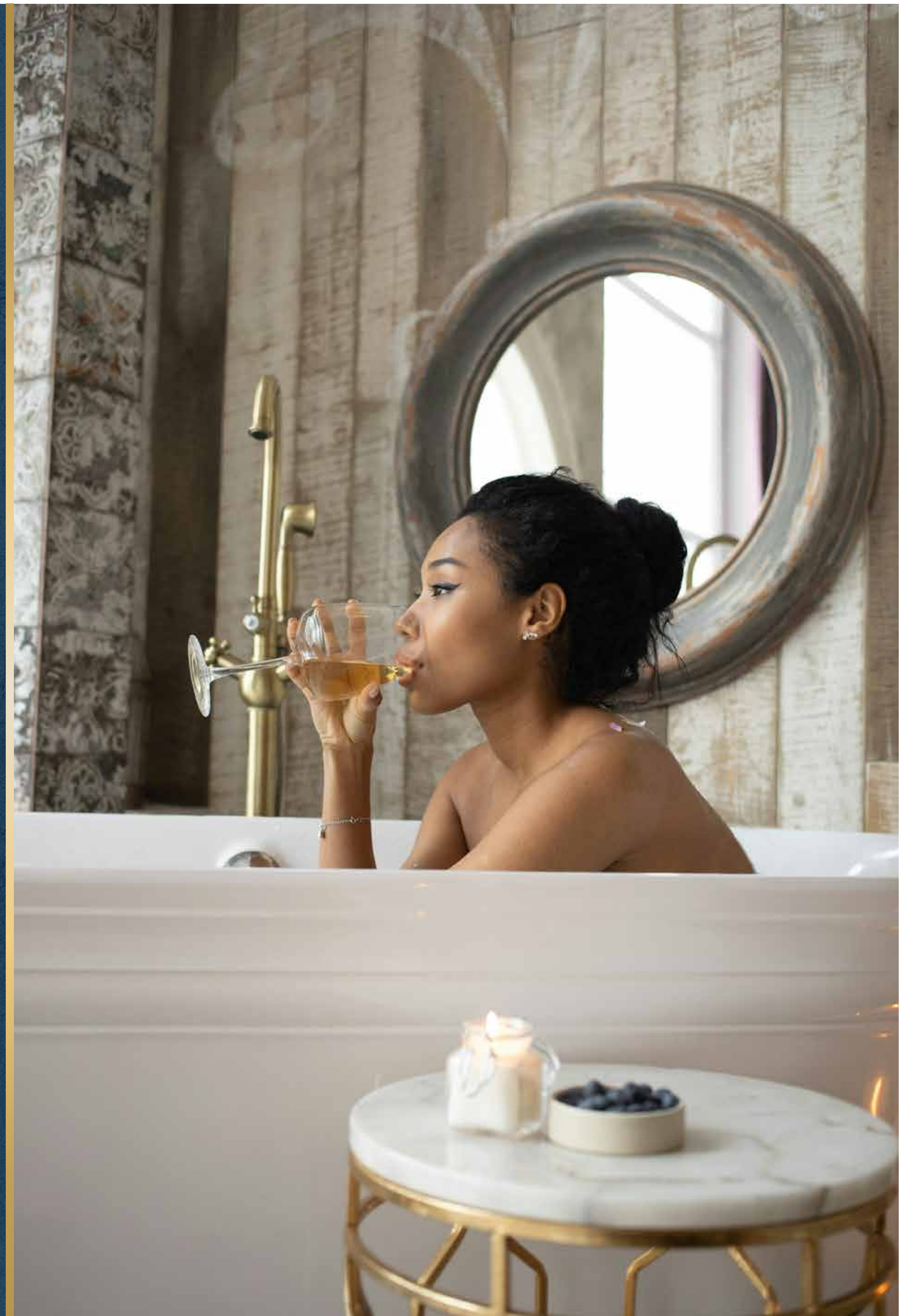




T

Elevate Your
Lifestyle

TRIANON





Superior Comfort, **Modern Amenities**

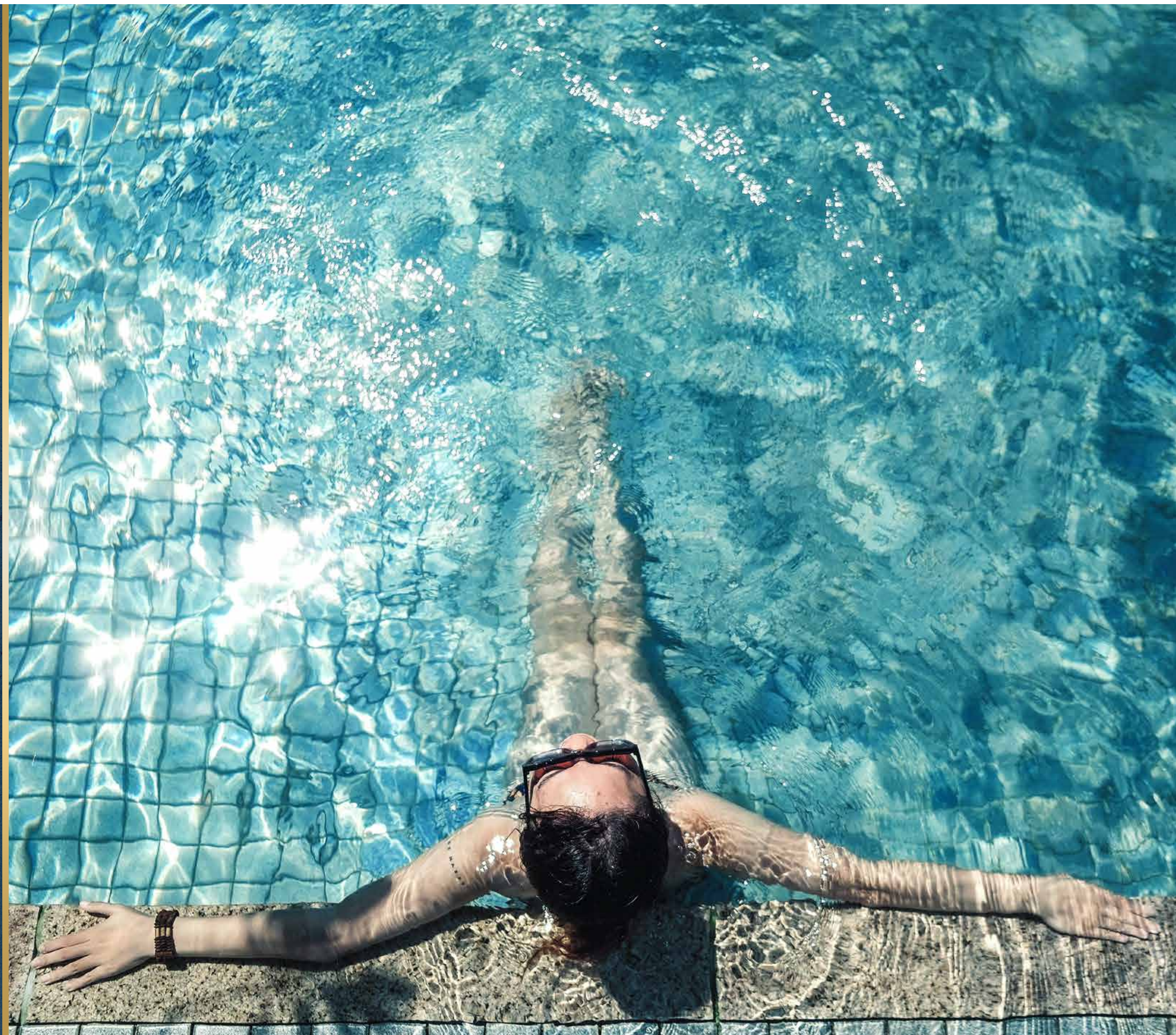
Indulge in unparalleled luxury with the finest materials and finishes, cutting-edge technology, and cozy underfloor heating. Experience ultimate comfort with a state-of-the-art VRV central air conditioning system.

Dive into relaxation in the inviting overflow swimming pool and unwind on spacious terraces that effortlessly merge indoor and outdoor entertainment spaces. Immerse yourself in nature's beauty as you stroll through meticulously landscaped gardens, creating a serene oasis you can proudly call home.

- Overflow Swimming Pool
- 3KVA Photovoltaic System
- Granite Worktops
- Top Quality Designer Kitchens & Wardrobes
- Electric Shutters on Windows & Patio Doors
- Pressurized Water System
- Underfloor Heating with Heat Pump
- Video Entry System
- Security Door
- VRV Air Conditioning System
- Landscaped Gardens with Automatic Irrigation System
- Double Glazed Windows & Patio Doors
- Solar Water Heating
- Marble Stairs

Perfect Blend of Luxury and Nature

TRIANON





T

Hi-Spec Functionality

TRIANON



Site Plan

PHASE 1 - PLOT 9



Villa 9A

Villa 9B

Villa 9C

Villa 9D
SOLD



Plot Size: **485m²**
Total Covered Area: **288m²**

Plot Size: **484m²**
Total Covered Area: **292m²**

Plot Size: **474m²**
Total Covered Area: **293m²**

Plot Size: **512m²**
Total Covered Area: **316m²**



Villa 9A

Ground Floor

Plot Size	485m ²
Bedrooms	3 +
Bathrooms	3 +1 WC

GROUND FLOOR

Covered Area	96m ²
Covered Veranda	18m ²
Un- Covered Veranda	120m ²

UPPER FLOOR

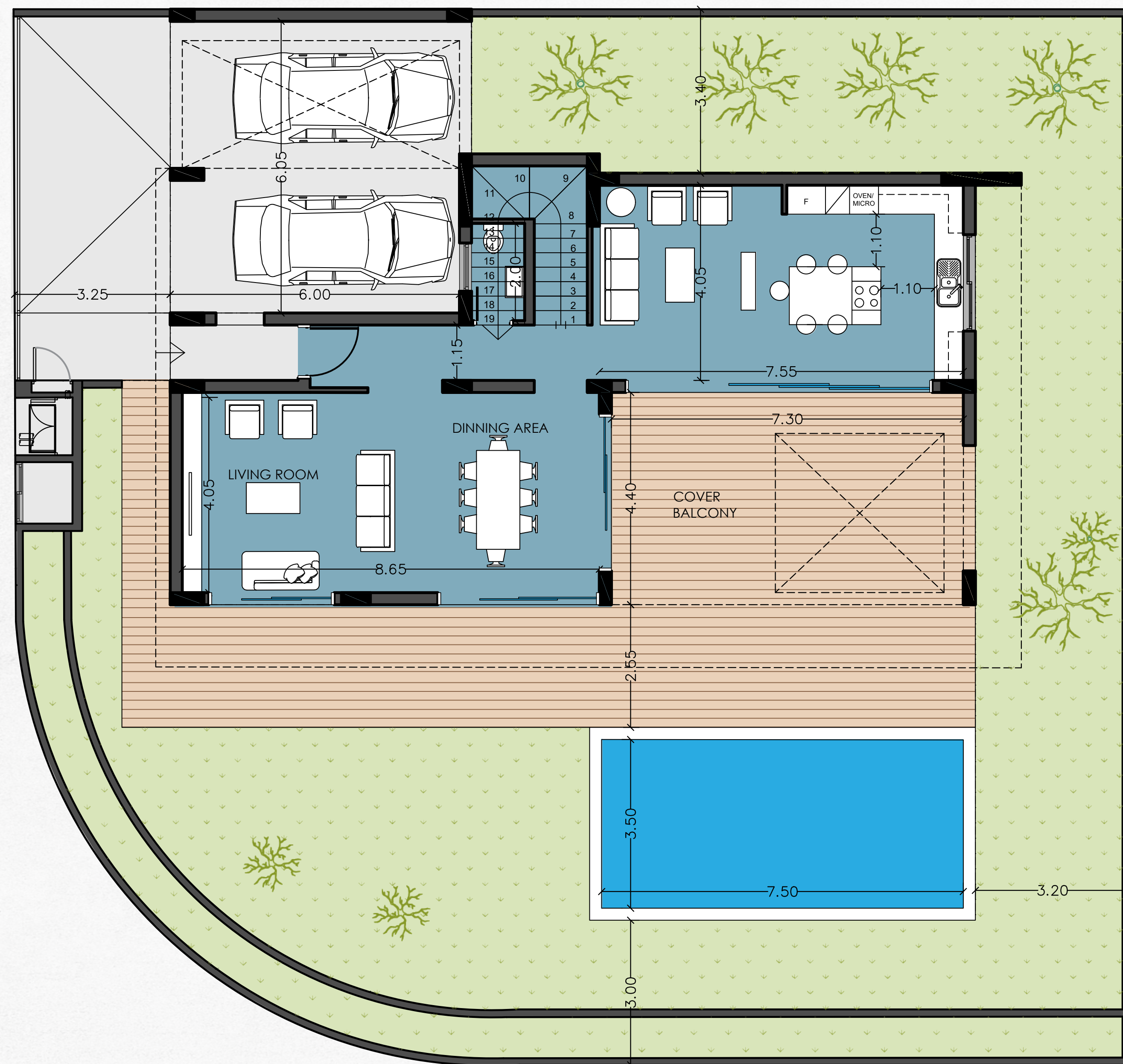
Covered Area	101m ²
Covered Veranda	31m ²
Un- Covered Veranda	10m ²

Covered Parking	42m ²
Covered Internal Area	197m ²

TOTAL COVERED AREA 288m²



TRIANON





Villa 9A

Upper Floor

Plot Size 485m²
Bedrooms 3 +
Bathrooms 3 +1 WC

GROUND FLOOR

Covered Area 96m²
Covered Veranda 18m²
Un- Covered Veranda 120m²

UPPER FLOOR

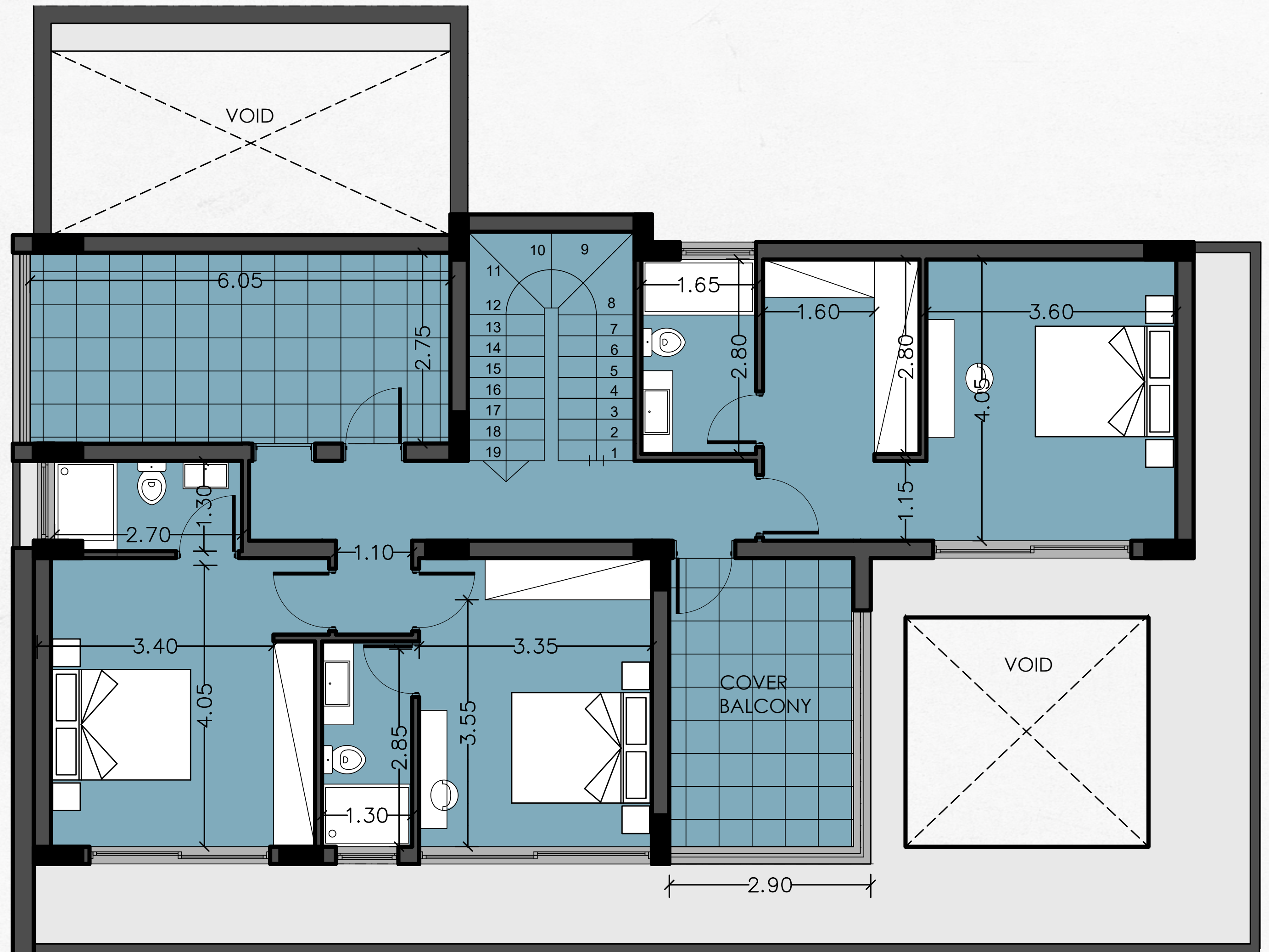
Covered Area 101m²
Covered Veranda 31m²
Un- Covered Veranda 10m²

Covered Parking 42m²
Covered Internal Area 197m²

TOTAL COVERED AREA 288m²



TRIANON



T | Villa 9A





Villa 9B

Ground Floor

Plot Size	484m²
Bedrooms	3 +
Bathrooms	3 +1 WC

GROUND FLOOR

Covered Area	92m ²
Covered Veranda	25m ²
Un- Covered Veranda	120m ²

UPPER FLOOR

Covered Area	104m ²
Covered Veranda	31m ²
Un- Covered Veranda	10m ²

Covered Parking	40m ²
Covered Internal Area	196m ²

TOTAL COVERED AREA 292m²

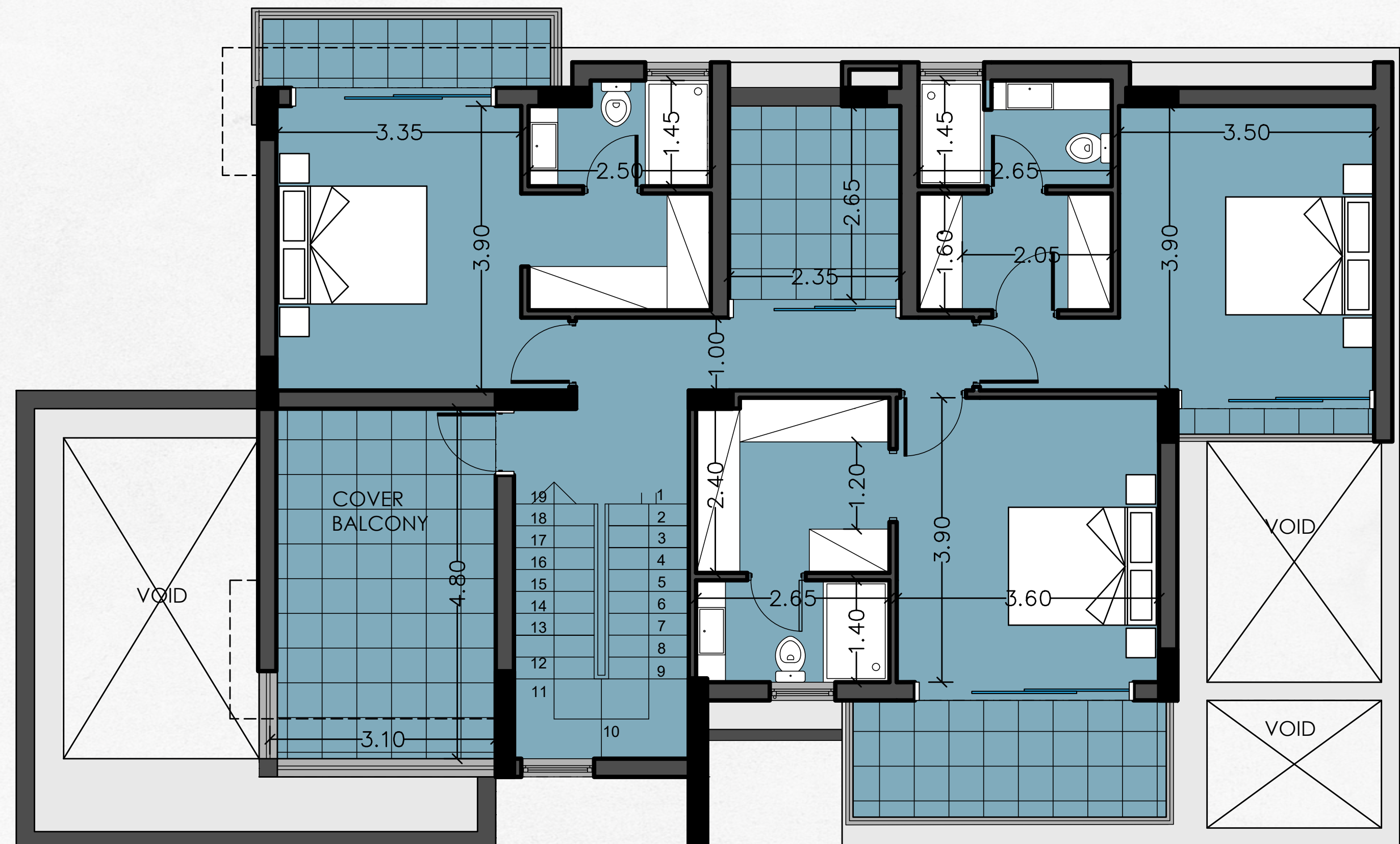


TRIANON





TRIANON



T | Villa 9B





Villa 9C

Ground Floor

Plot Size	474m ²
Bedrooms	3 +
Bathrooms	3 +1 WC

GROUND FLOOR

Covered Area	99m ²
Covered Veranda	27m ²
Un- Covered Veranda	120m ²

UPPER FLOOR

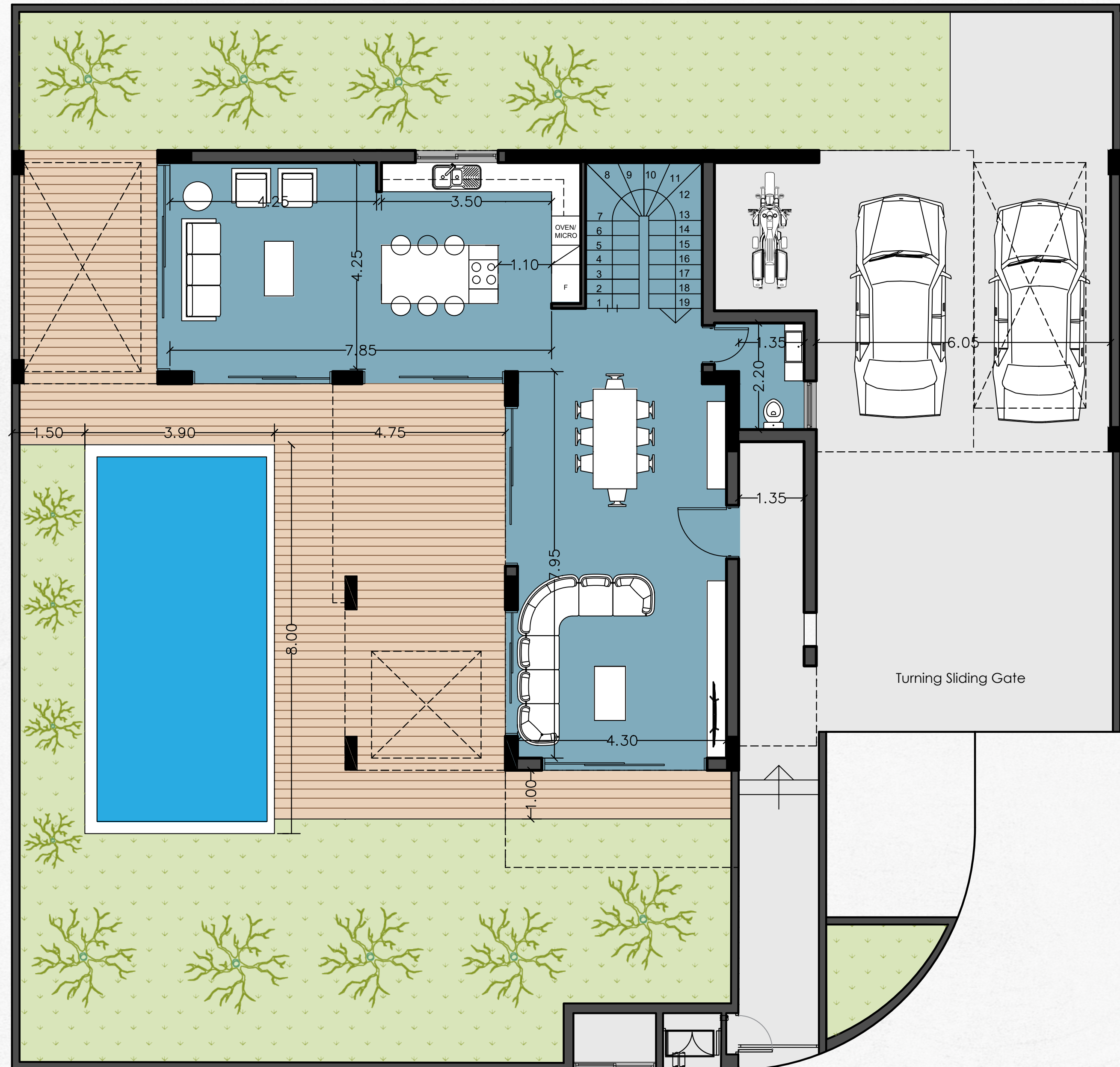
Covered Area	101m ²
Covered Veranda	40m ²
Un- Covered Veranda	10m ²

Covered Parking	26m ²
Covered Internal Area	200m ²

TOTAL COVERED AREA 293m²



TRIANON





Villa 9C

Upper Floor

Plot Size	474m²
Bedrooms	3 +
Bathrooms	3 +1 WC

GROUND FLOOR

Covered Area	99m ²
Covered Veranda	27m ²
Un- Covered Veranda	120m ²

UPPER FLOOR

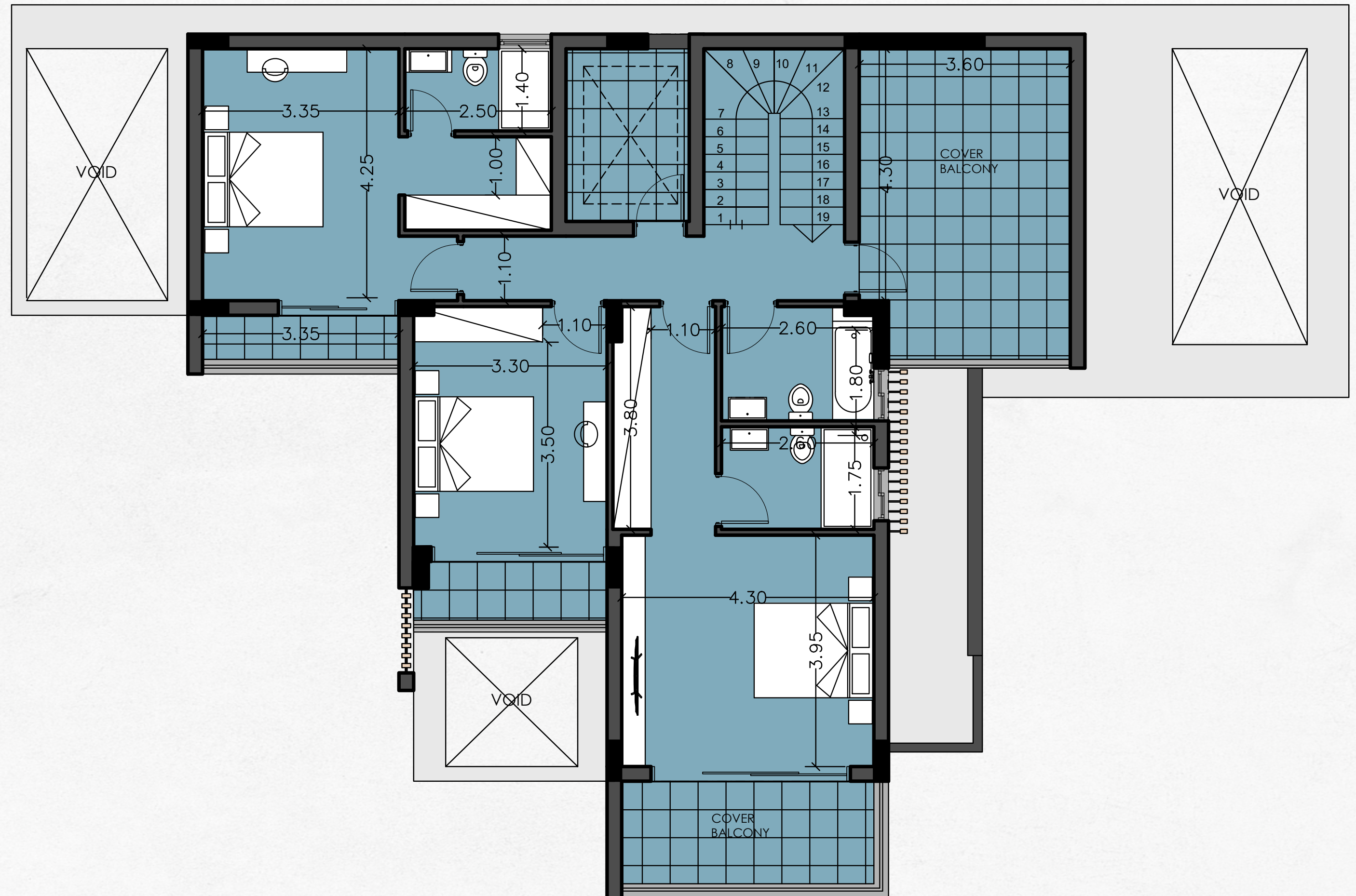
Covered Area	101m ²
Covered Veranda	40m ²
Un- Covered Veranda	10m ²

Covered Parking	26m ²
Covered Internal Area	200m ²

TOTAL COVERED AREA 293m²



TRIANON







STYLIANIDES GROUP

DEVELOPERS · CONTRACTORS · ARCHITECTS

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QUALITY IS OUR HABIT!

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