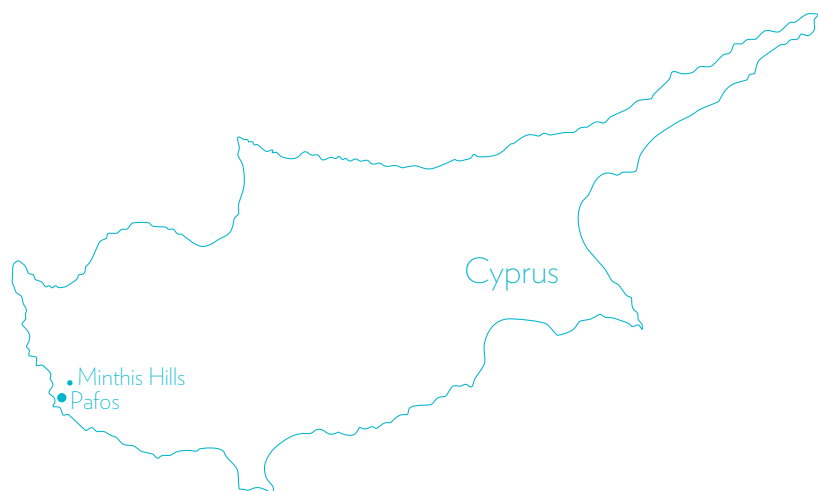




MINTHIS
HILLS
touch the sky

Up here is where you want to be. The sky above, the sea below. Blue dissolving to green and gold. Untamed beauty, timeless sunshine. Feel the silence. Breathe in the moment.

Up here is Minthis Hills.



Basking in over 340 days of sunshine a year and lying at the crossroads of three continents, Cyprus is a beguiling mix of East and West, mountain peaks and deserted beaches, untamed beauty and bustling city life, ancient history and state-of-the-art technology.

An EU member with the euro as its national currency, Cyprus enjoys a low cost of living, first-rate infrastructure, one of the most beneficial tax regimes in Europe and a relaxed lifestyle free of crime and pollution.

A great island to live. An easy place to love.

This is Cyprus.

A home without equal

Created by a team of world-renowned experts to rival the finest resorts anywhere in the Mediterranean, Minthis Hills is a spectacular mountain retreat merging barefoot luxury with cutting-edge design.

It's a haven of calm, blessed by cool breezes and low humidity, where you can enjoy your own private villa nestled in the mountainside some 650 metres above sea level.

A place where you can truly unwind, see the world anew and indulge in all the pleasures and pastimes of contemporary life – from world-class golf on our championship course to five star relaxation in our exquisite spa.

Pure escapism within easy reach of the popular coastal resort of Pafos.

Perfection in every detail. This is Minthis Hills.

Close to Minthis Hills

Just a 15 minute drive from the sanctuary of Minthis Hills is the thriving town of Pafos, the capital of Cyprus' western region.

Among the town's many attractions are its regular festivals and arts events, new marinas, beautiful old harbour, bustling market and its promenade of modern hotels and restaurants – where you can enjoy an intoxicating mix of international fine dining and authentic atmosphere.

Evidence of Cyprus' three thousand year history comes in the spectacular form of a Byzantine castle, the Tombs of the Kings, St. Paul's Pillar and the famous Roman mosaics – all honoured by UNESCO in its World Cultural Heritage list.

The surrounding region offers a myriad of attractions – excellent golf courses and spas; the shining crescent of Coral Bay (justly famed for its water sports); the wild, unspoilt beauty of the Akamas peninsula... to name but a few.

What's more, the constantly expanding range of airlines at the nearby Pafos International Airport means you can be up in the hills within moments of landing.



An oasis of green amidst wild beauty. Space all around. Openness in every aspect. A view to savour through every window. New joys to discover each day. Minthis Hills blends the restorative power of nature with the luxury of 21st century living to create a way of life that's constantly rejuvenating, always inspiring.



Masterplan

Wide and Open

Up here, space is everything. On a site of nearly five million square metres, only 100,000m² (that's one fiftieth) is being built on. Nearly three quarters of the whole estate will be maintained green areas and untamed nature.

With the land allocated to each property starting at over 800m², nature will always be your closest neighbour.

Stunning and Panoramic

Whichever villa you choose, the views that greet you will be a constant delight and a daily surprise.

Private and Communal

Enjoy the company of peace and tranquility. Or share the good life with like-minded people at our clubhouse – the social heart of the resort – and nearby spa. Up in the hills, the balance between privacy and community comes naturally.

Luxury living in Cyprus has arrived. At Minthis Hills, we promise you escape. Something extraordinary.

Natural and Harmonious

Shaped to the contours of the hills, this is a development that truly respects and enhances the natural environment and landscape.

Stylish and Enduring

Cutting-edge architecture using traditional and sustainable materials. Villas built with exceptional quality and attention to detail. These are the guiding lights for your new home.

Varied and Inspiring

Play golf, relax or tone up at our spa and health club, enjoy fine dining, experience the warmth of local hospitality, explore the mountain trails with your children, produce your own special brand of wine or olive oil, visit Aphrodite's temple, stretch out on a secluded beach, get a fix of city life in nearby Pafos... or simply do nothing. Life at Minthis Hills will always satisfy body and soul.

Tried and Tested

Every aspect meticulously planned. Every nuance carefully considered. All aimed at enabling you to enjoy life at its best.

- | | |
|---|---|
| 1 Clubhouse with Restaurant & Conference Facilities | 14 Children's Playground |
| 2 Spa & Health Club | 15 Golf Course |
| 3 Local Amenity Shop | 16 Driving Range |
| 4 Village Centre | 17 Putting Green |
| 5 Tennis Academy | 18 Main Entrance |
| 6 Nature Paths | 19 Reforestation of Valleys with Native Species |
| 7 Bird Watching | 20 Enhanced Indigenous Planting to Hillsides |
| 8 Lookout Point | 21 Reservoir |
| 9 Parkland with Native Plants | |
| 10 Cypriot Tavern | |
| 11 Vineyards | |
| 12 Olive Groves | |
| 13 Monastery | |



Stunning designs by leading international architects and landscapers. The finest materials. The best local craftsmen. Style and sustainability in equal measure.

Designed for a life of escape

A modern expression of Cypriot mountain living that's both sustainable and sympathetic with the environment.

Villas shaped to the natural contours of the hills to minimise building height, maximise views and preserve the beauty of the landscape.

These are the unique achievements of Woods Bagot, leading international resort architects, in creating the villas of Minthis Hills.

Framed views focus the eye on carefully selected aspects of the panorama – near and far, wide and tall, calming and inspiring. Bringing the outside in. Blurring the boundaries between inside and out.

Spaces flow together. Cathedral-style ceilings in the living areas give way to breathtaking vistas. Authentic stone walls blend into the natural terracing. Patios opening out onto infinity pools, enhancing your sense of elevation above the distant expanse.

Internal courtyards, open fireplaces and traditional stone and wood materials retain the essence of traditional Cypriot mountain villages – such as Tsada, the resort's closest neighbour.

Natural ventilation fills the rooms with gentle breezes. Natural light dispersed to its full potential keeps lighting to a minimum. Solar panels store heat from a sun that shines for all but a few days of the year.

All this, working in harmony to create a lifestyle of escape, relaxation and tranquility.

At a glance

Customers can choose from a variety of 12 different designs grouped into the following villa types:

180-316m² covered area

- 3 bedroom villa
- 4 bedroom villa
- 5 bedroom villa (including a guest house)

163 - 192m² covered area

- 3 bedroom single-storey villa

122-144m² covered area

- 2 bedroom junior villa
- 3 bedroom junior villa

There will be a further limited edition villa, with information available on request.

Finishing touches

Customers can choose from a range of different finishes, carefully selected by Woods Bagot to blend internal and external architecture. The finishes – including floor tiles, wall tiles and bathroom fittings – are all of exceptional quality, reflecting the visual flair and attention to detail that infuses every aspect of the design.



Landscaped with nature in mind

Designed by Lovejoys of London, the landscaping of Minthis Hills serves as an object lesson in natural preservation and enhancement.

Hilltops and ridges all untouched to safeguard the purity of the views.

A site planted with more than 30,000 indigenous trees to create an oasis of light and shade. Cypriot fruit trees and flowers to brighten courtyards and gardens with flares of colour. Natural tree-lined borders between the properties to ensure privacy.





Minthis Hills is about indulging your passions, living life to the full, and getting in touch with nature. Savour the taste of your own wine and olives. So much to do, so much to experience.

A Golfer's dream

Wake up early and as the sun rises over the sea, tee off on our championship golf course.

- Par 72, 18-hole golf course
- Elevated driving range with 16 booths
- Putting green
- English-speaking PGA golf pro
- Golf buggy garage

Resident's Clubhouse

- Restaurant and private dining facilities
- Cocktail and lounge bars
- Members lounge
- Pro shop
- Luxury changing areas
- Conference rooms
- Central office (admin, reservations, accounts, events assistance and full concierge service)

Body beautiful

Stroll down to our spa and health club for a day's rest and relaxation or an invigorating workout.

- Juice and snack bar
- Gym room
- Pool
- Jacuzzi
- Saunas
- Steam room
- Yoga room and deck
- Treatment rooms
- Relaxation area

The great outdoors

Take your pick from a range of activities, all a leisurely walk from your doorstep.

- Tennis academy
- Sport facilities
- Children's playgrounds
- Mountain biking, bird watching, nature trails

Natural selection

- Tavern
- Mini-market & wine merchant
- Vineyards and olive oil plantations (produce your own brand of wine or olive oil)



Let us take care of it all

Minthis Hills is all about removing the stresses and strains of ordinary living so that you're free to lead an extraordinary life. To this end, we offer a five-star service that delivers – and a personal touch that delights.

- Property administration and rental management
- General repair & maintenance; home improvements; interior design and home furnishings
- Garden and pool maintenance
- Day and night concierge service (taking care of every detail from eating in to dining out)
- Housekeeping & maid services
- Dry cleaning & laundry
- Home delivery by resort restaurants
- 24/7 baby-sitting and childcare
- 24/7 security
- 24/7 on-call doctor and medical support
- 24/7 emergency line
- Resort shuttle service
- Centralised satellite TV
- Wi-Fi access
- Business centre & events assistance

minthishills.com

Note: Cyprus has one of the most secure land registries in the world. Unlike many other countries, buying property in Cyprus is straightforward. It is based on the UK legal system and legal documentation does not have to be in Greek – it can be carried out in English and many other languages.

Years in the planning, Minthis Hills is part of the Pafilia family, the largest privately-owned property developer in Cyprus. With over 30 years' experience of building quality homes, more than 20 offices worldwide and 500 employees serving over 10,000 customers, each and every property we build at Minthis Hills will be as enduring and personal as the relationships we build with you.

Our multi-lingual team will be on hand day and night to answer any questions, guide you through the selection process and ensure that everything runs smoothly throughout a lasting relationship based on value and trust.

Part of the Pafilia family

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