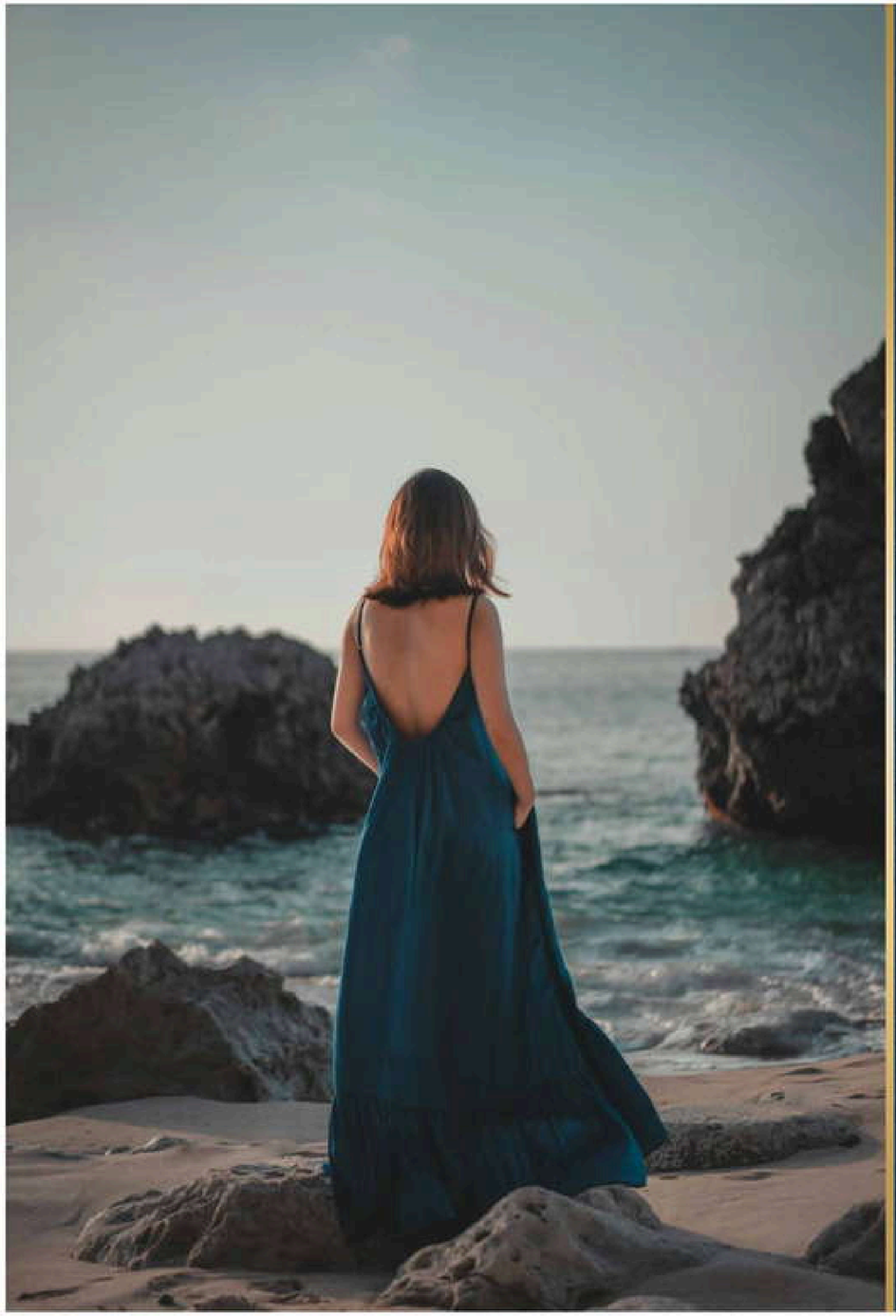
TRIANON

HEIGHTS



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**

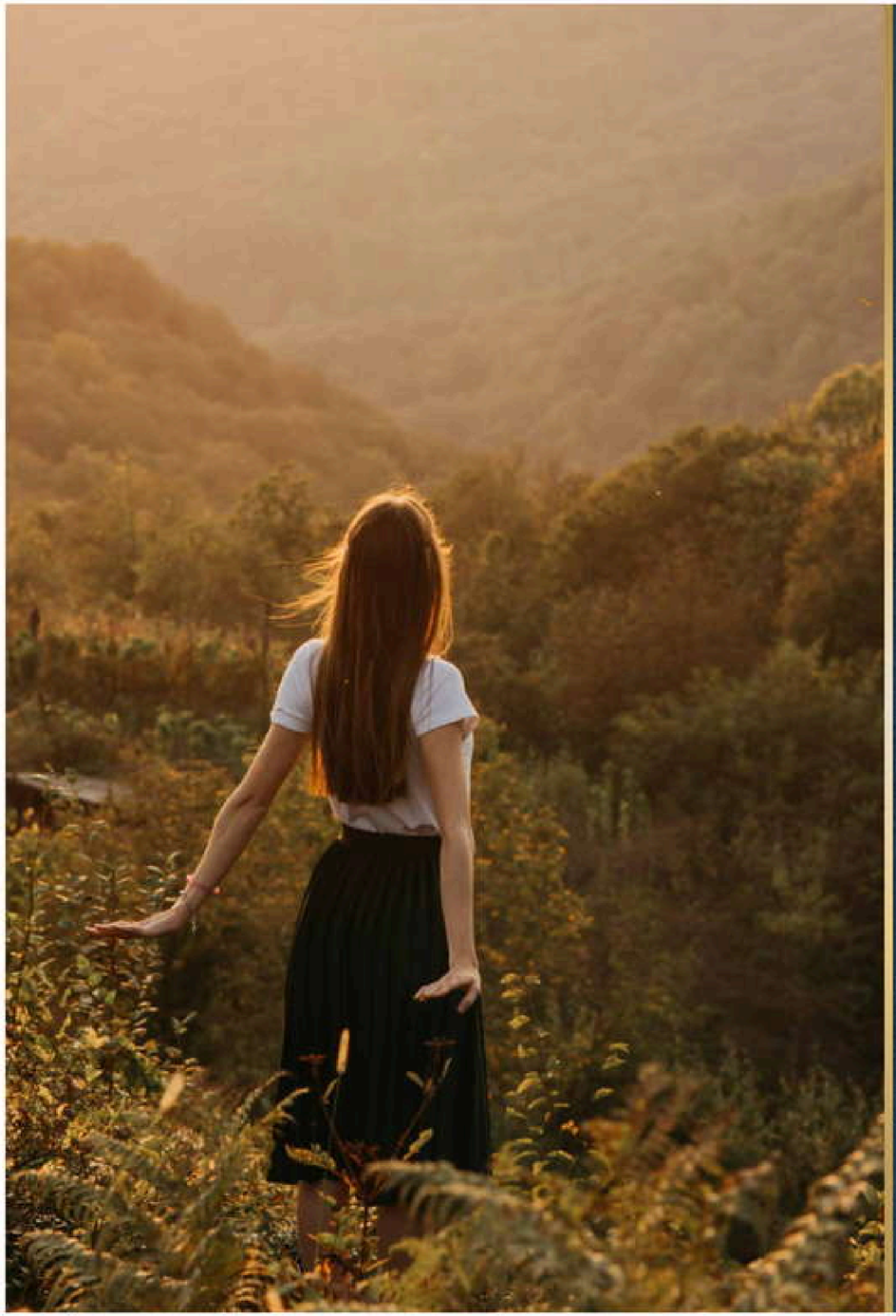
Discover the unrivaled allure of Trianon Heights, located in one of the most coveted address in Cyprus. Nestled in a privileged location, our luxurious villas offer breathtaking views of the glistening Mediterranean Sea. Experience the perfect balance of serene tranquility and vibrant city life, just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





Urban Proximity,
**Tranquil Serenity**

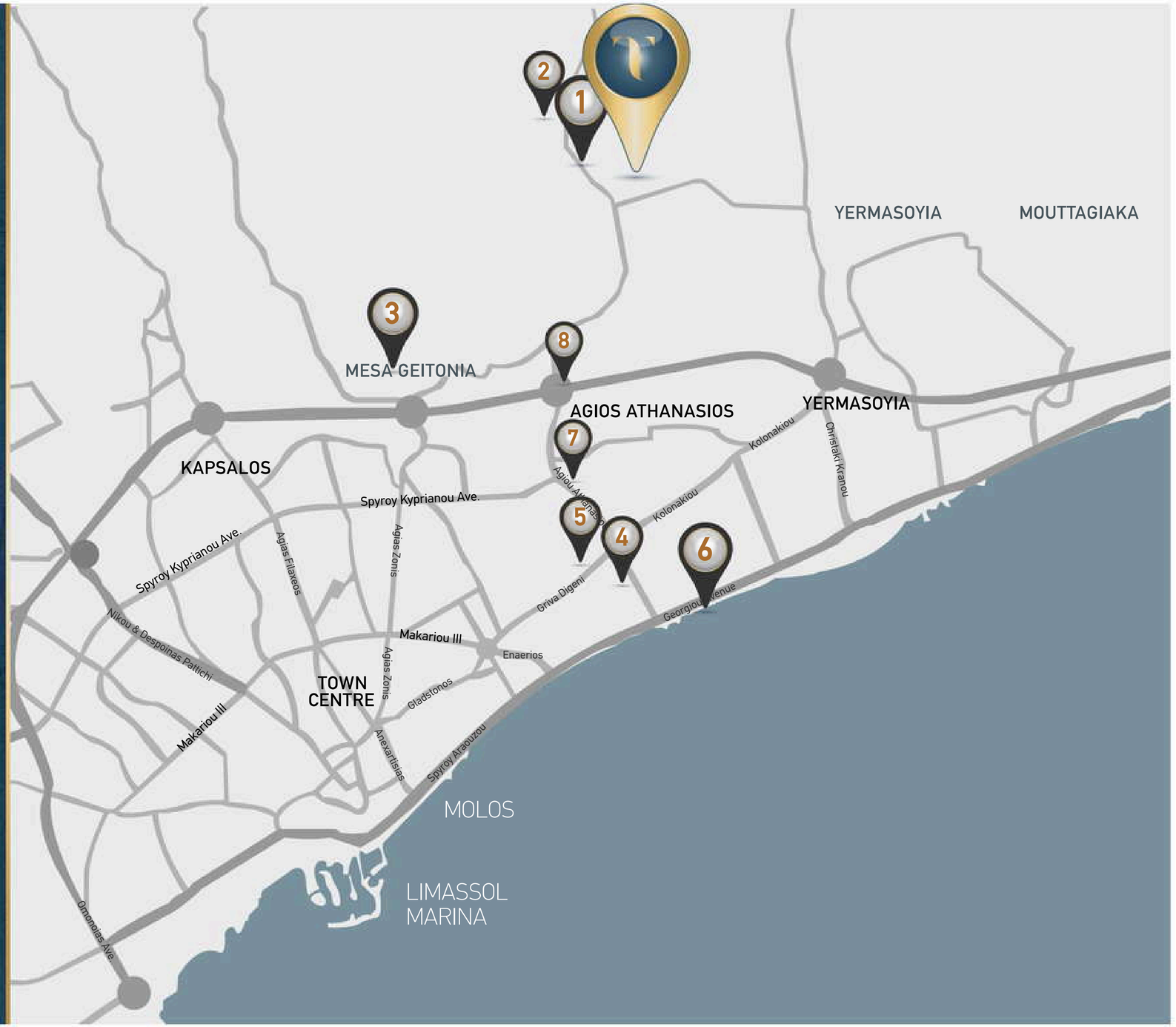
TRIANON



# 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 |




TRIANON

# Experience **Customized** Luxury

Explore a collection of 36 meticulously crafted private villas, each seamlessly blending elegance with functionality. Enjoy the opportunity for personalized customization, allowing your residence to perfectly reflect your unique taste and refined lifestyle.

*Your Dream Home Awaits*

TRIANON





Elevate Your
**Lifestyle**

TRIANON



# Superior Comfort, **Modern Amenities**

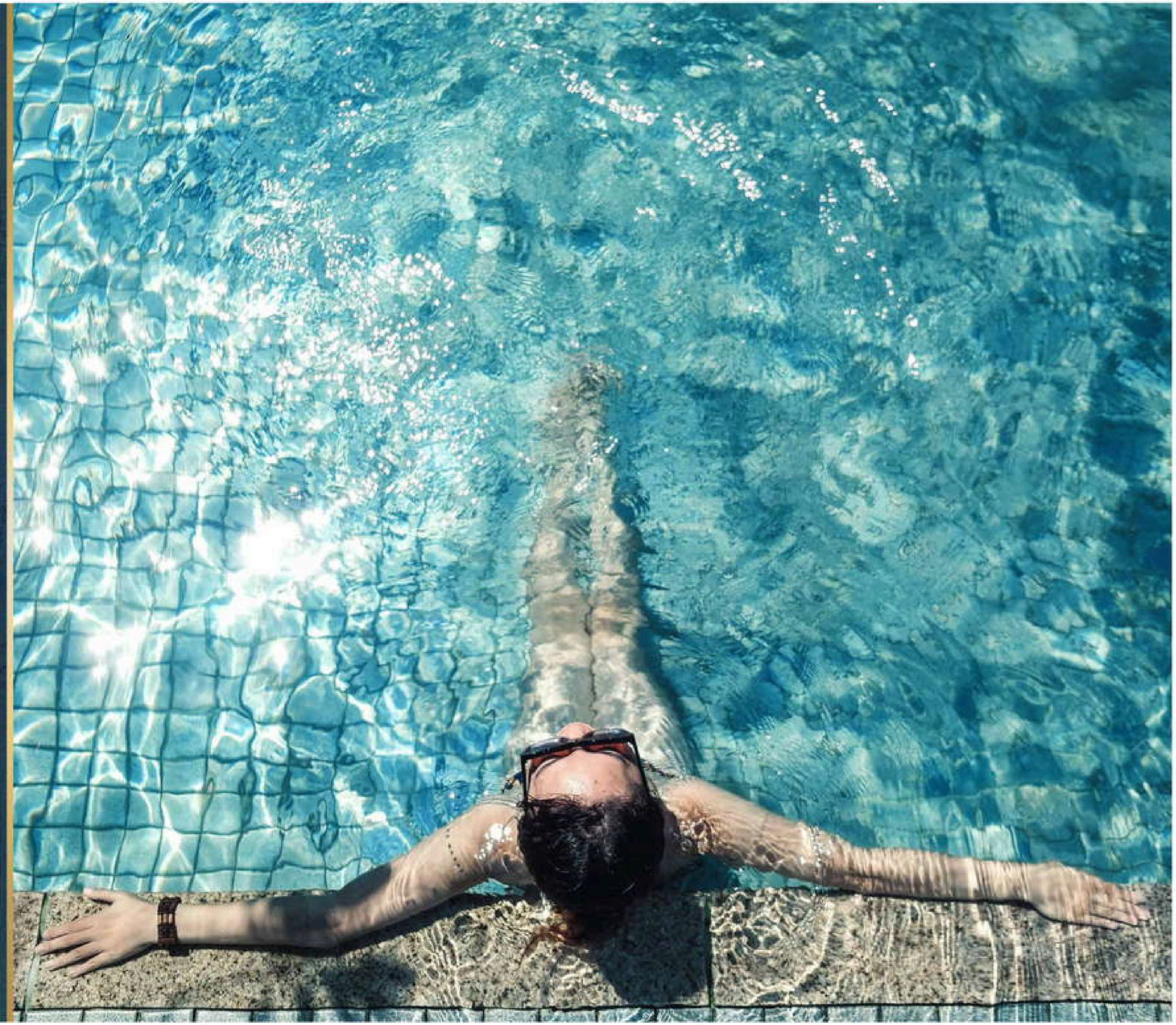
Indulge in unparalleled luxury with the finest materials and finishes, cutting-edge technology, and cozy underfloor heating. Experience ultimate comfort with a state-of-the-art VRV central air conditioning system.

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*

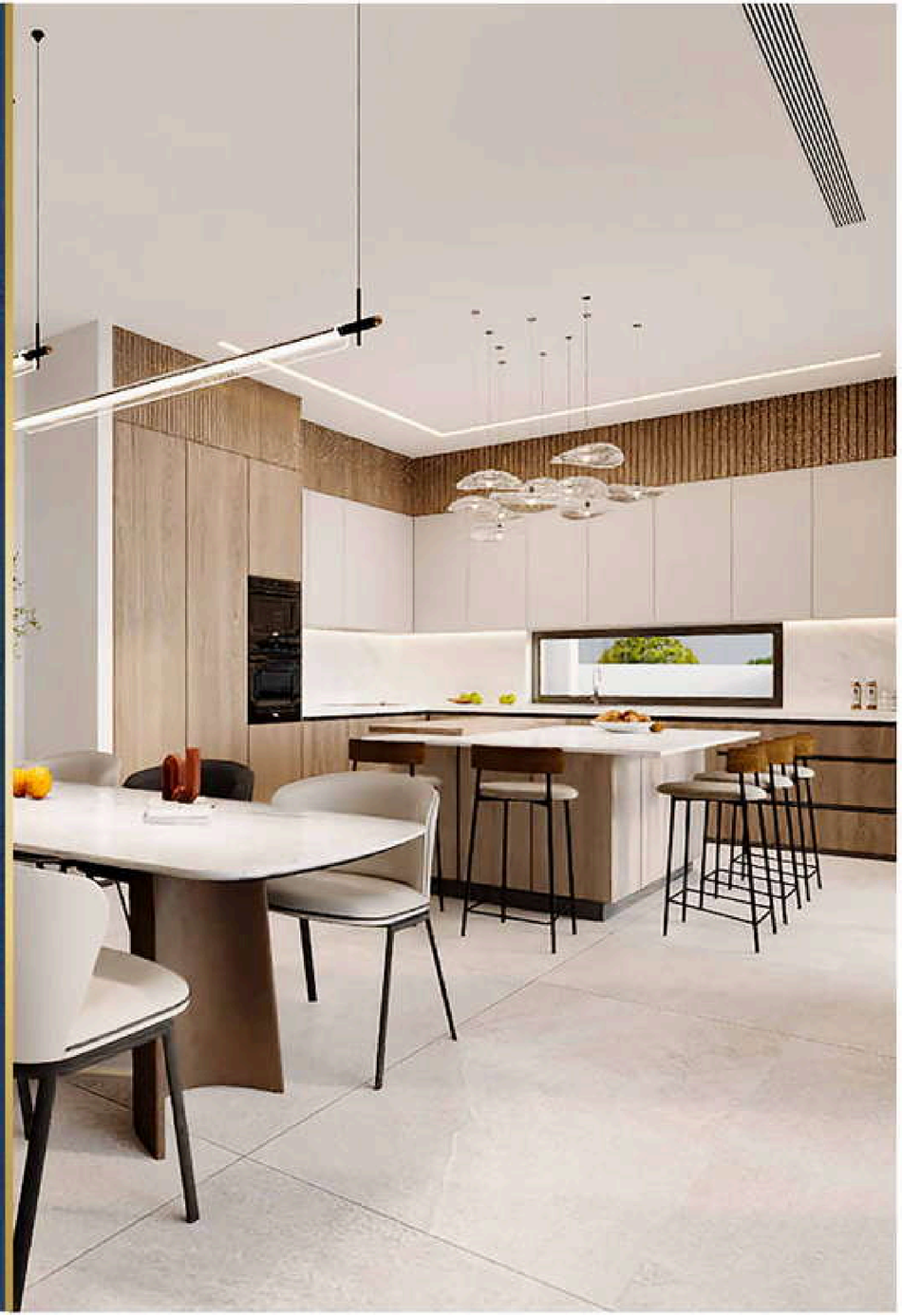
TRIANON





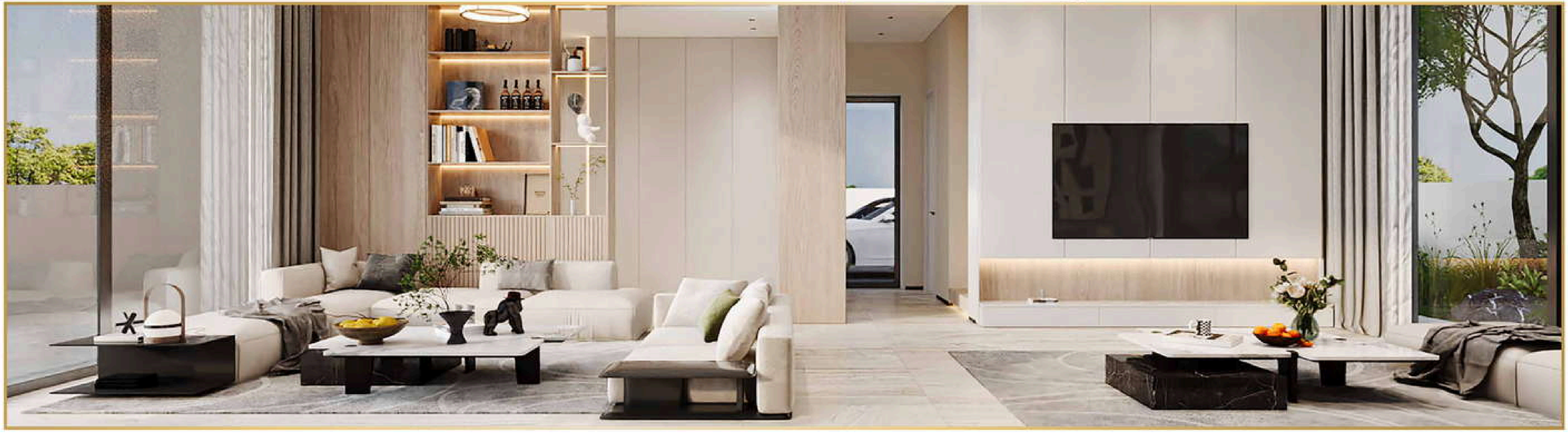
Hi-Spec
**Functionality**

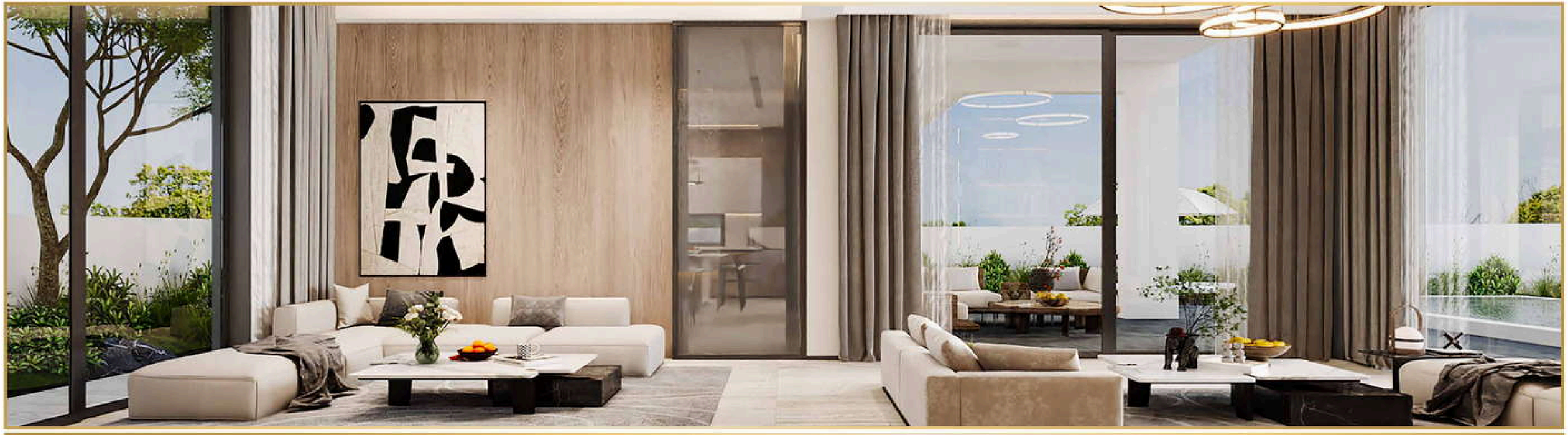
TRIANON

























# Villas 1A & 1B
## Ground Floor

| | Villa 1A | Villa 1B |
|---|---|---|
| **Plot Size** | **599m²** | **599m²** |
| Bedrooms | 4 + | 4 + |
| Bathrooms | 5 +1 WC | 5 +1 WC |
| *BASEMENT* | | |
| Covered Area | 173m² | 176m² |
| *GROUND FLOOR* | | |
| Covered Area | 118m² | 120m² |
| Covered Veranda | 21m² | 21m² |
| Un- Covered Veranda | 86m² | 86m² |
| *UPPER FLOOR* | | |
| Covered Area | 143m² | 145m² |
| Covered Veranda | 11m² | 11m² |
| Un- Covered Veranda | - | - |
| Covered Parking | 17m² | 17m² |
| Covered Internal Area | 434m² | 441m² |
| **TOTAL COVERED AREA** | **483m²** | **490m²** |

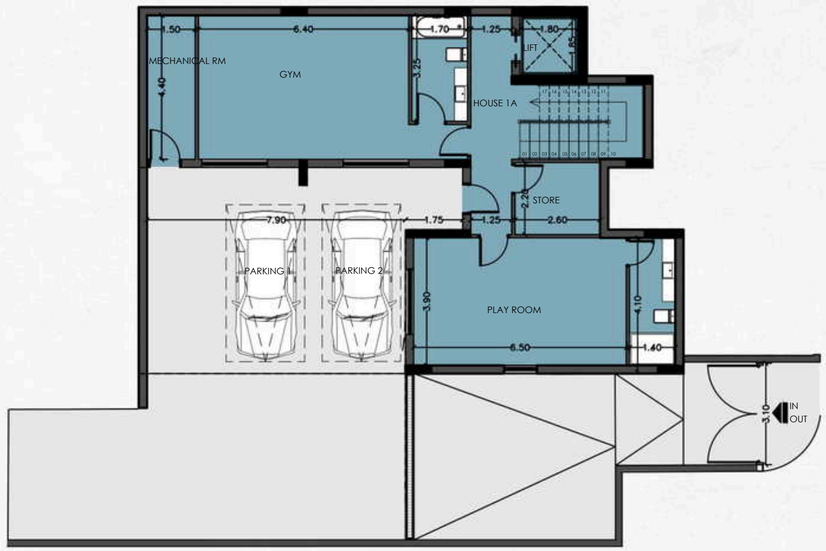
TRIANON



1A

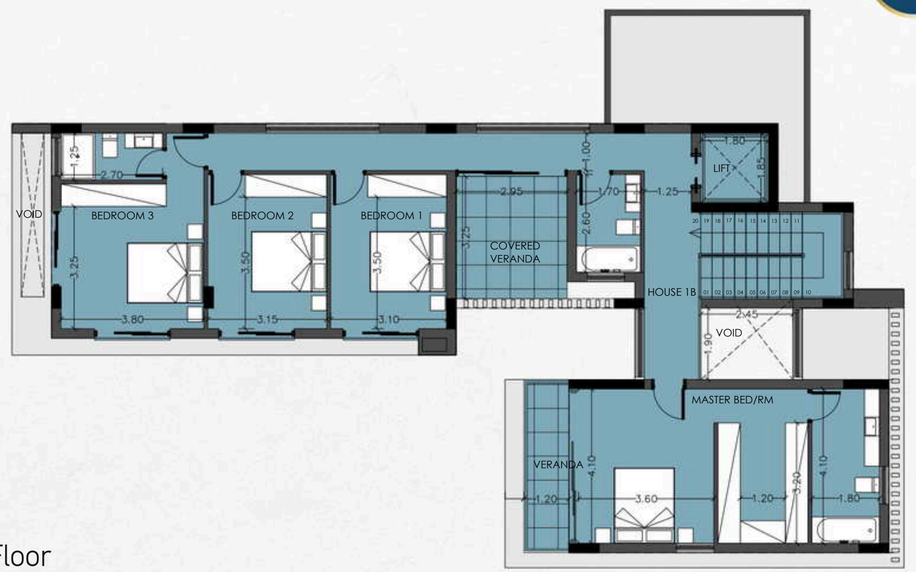



Upper Floor

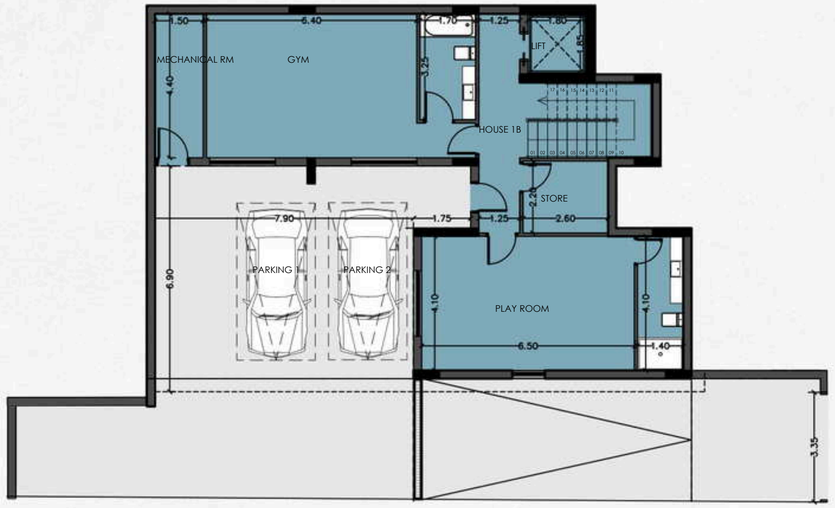



Basement

1B




Upper Floor

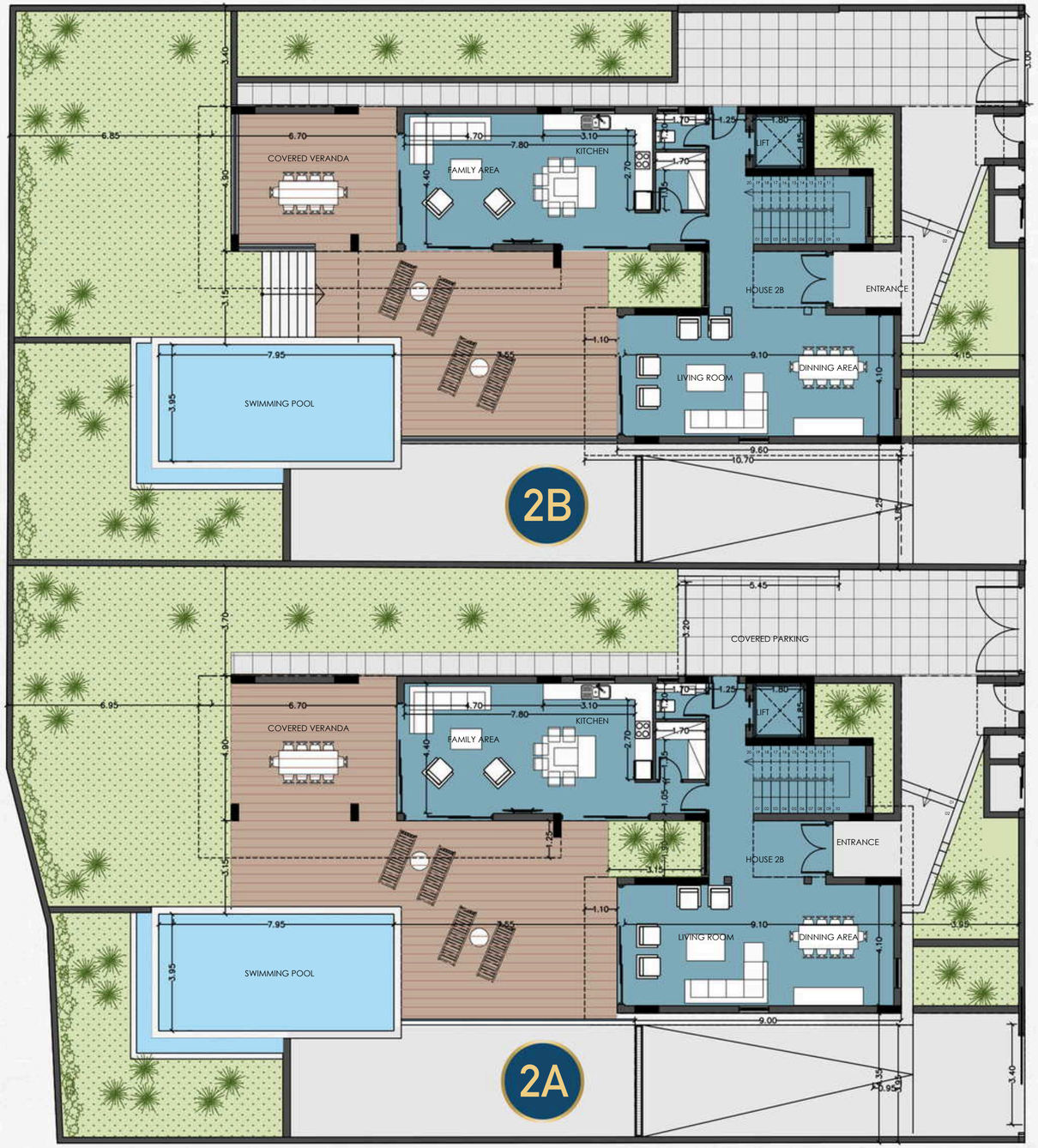



Basement

# Villas 2A & 2B
## Ground Floor

| | Villa 2A | Villa 2B |
|---|---|---|
| **Plot Size** | **653.5m²** | **653.5m²** |
| Bedrooms | 4 + | 4 + |
| Bathrooms | 5 +1 WC | 5 +1 WC |
| *BASEMENT* | | |
| Covered Area | 182m² | 182m² |
| *GROUND FLOOR* | | |
| Covered Area | 125m² | 125m² |
| Covered Veranda | 44m² | 44m² |
| Un- Covered Veranda | 88m² | 88m² |
| *UPPER FLOOR* | | |
| Covered Area | 150m² | 150m² |
| Covered Veranda | 25m² | 25m² |
| Un- Covered Veranda | - | - |
| Covered Parking | 17m² | 17m² |
| Covered Internal Area | 457m² | 457m² |
| **TOTAL COVERED AREA** | **543m²** | **543m²** |

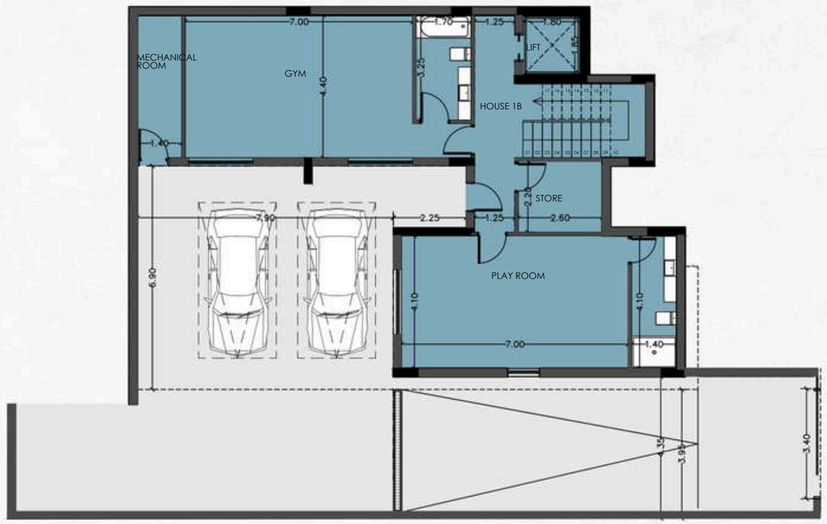
TRIANON



2A




Upper Floor

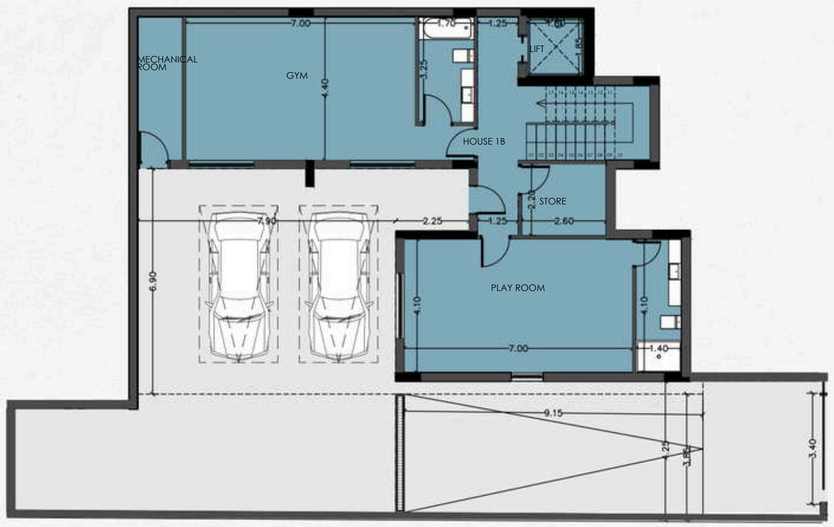



Basement

2B




Upper Floor




Basement

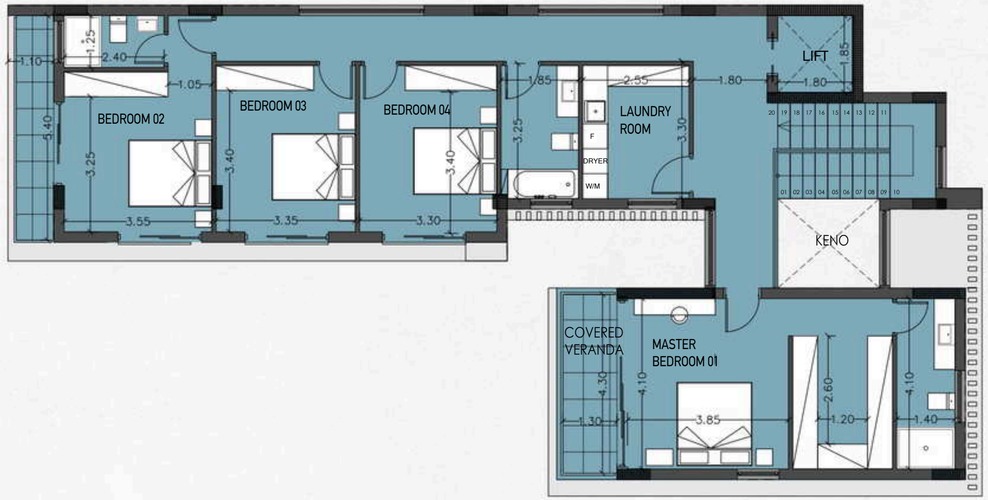
# Villa 3A
## Ground Floor

| | |
|---|---|
| **Plot Size** | **625m²** |
| Bedrooms | 4 + |
| Bathrooms | 5 +1 WC |
| *BASEMENT* | |
| Covered Area | 180m² |
| *GROUND FLOOR* | |
| Covered Area | 130m² |
| Covered Veranda | 40m² |
| Un- Covered Veranda | 67m² |
| *UPPER FLOOR* | |
| Covered Area | 155m² |
| Covered Veranda | 13m² |
| Un- Covered Veranda | - |
| Covered Parking | - |
| Covered Internal Area | 465m² |
| **TOTAL COVERED AREA** | **518m²** |

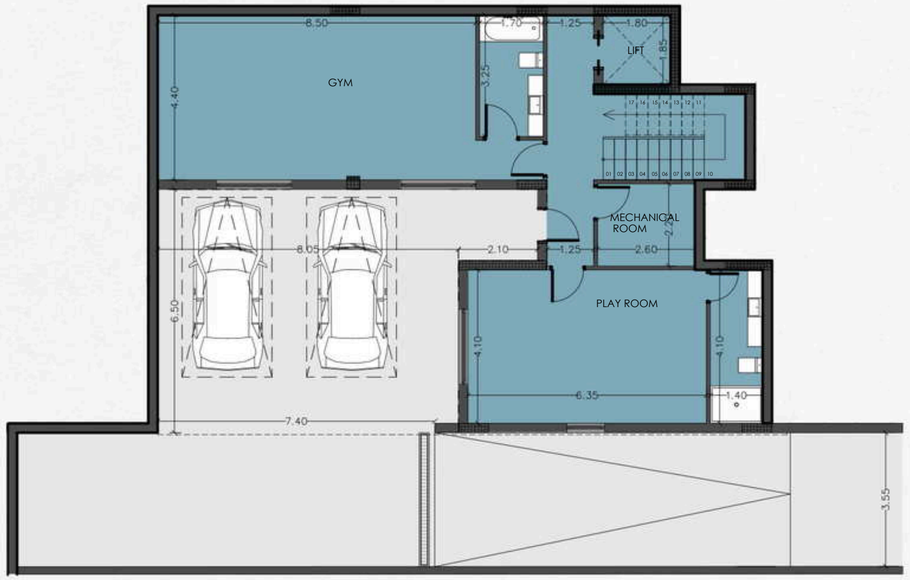
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3A




Upper Floor




Basement

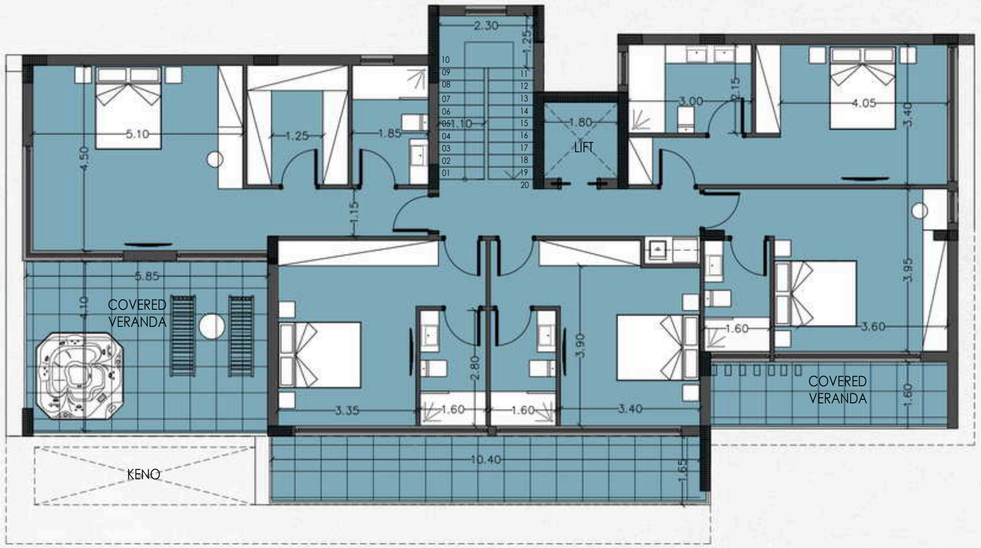
# Villa 3B
## Ground Floor

| | |
|---|---|
| **Plot Size** | **956m²** |
| Bedrooms | 6 + |
| Bathrooms | 8 +1 WC |
| *BASEMENT* | |
| Covered Area | 155m² |
| *GROUND FLOOR* | |
| Covered Area | 175m² |
| Covered Veranda | 47m² |
| Un- Covered Veranda | 75m² |
| *UPPER FLOOR* | |
| Covered Area | 181m² |
| Covered Veranda | 53m² |
| Un- Covered Veranda | - |
| Covered Parking | 46m² |
| Covered Internal Area | 511m² |
| **TOTAL COVERED AREA** | **657m²** |

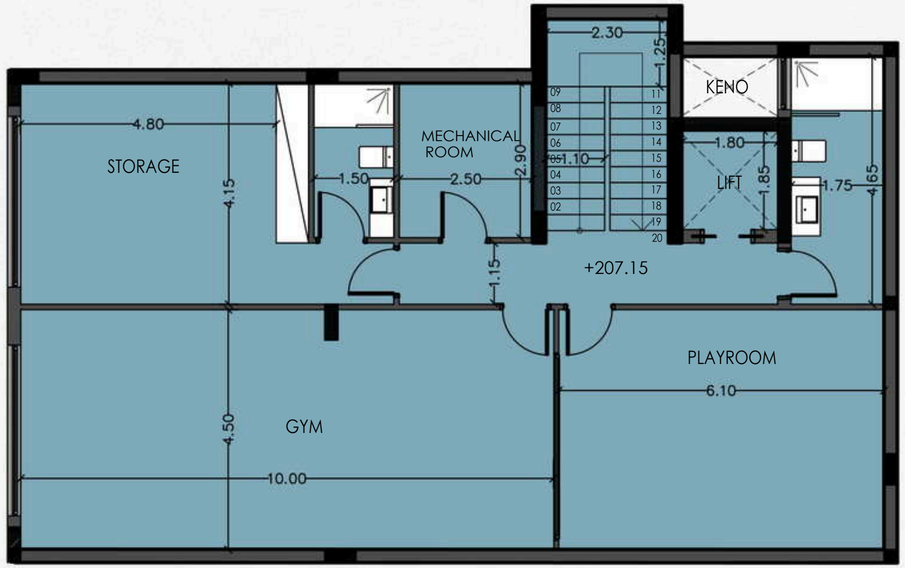
TRIANON



3B




Upper Floor




Basement

# Villa 3C
## Ground Floor

| | |
|---|---|
| **Plot Size** | **625m²** |
| Bedrooms | 5 + |
| Bathrooms | 3 +1 WC |
| *BASEMENT* | |
| Covered Area | 234m² |
| *GROUND FLOOR* | |
| Covered Area | 142m² |
| Covered Veranda | 32m² |
| Un- Covered Veranda | 100m² |
| *UPPER FLOOR* | |
| Covered Area | 142m² |
| Covered Veranda | 31m² |
| Un- Covered Veranda | - |
| Covered Parking | - |
| Covered Internal Area | 518m² |
| **TOTAL COVERED AREA** | **581m²** |

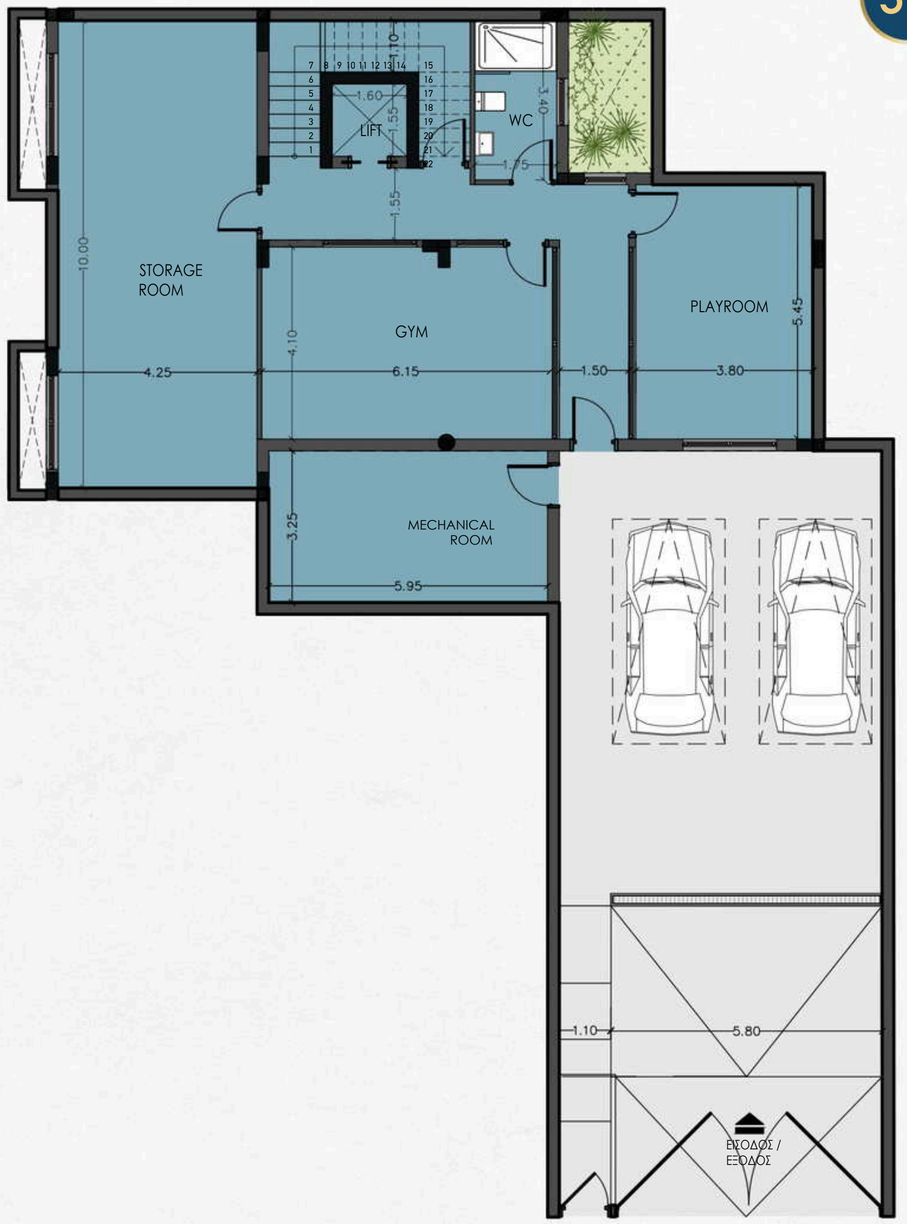
TRIANON



3C




Upper Floor




Basement

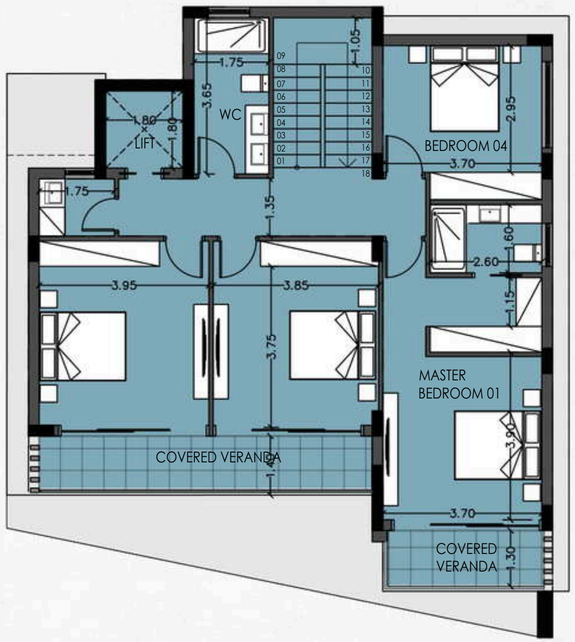
# Villas 4A & 4B
## Ground Floor

| | Villa 4A | Villa 4B |
|---|---|---|
| **Plot Size** | **523.5m²** | **523.5m²** |
| Bedrooms | 4 + | 4 + |
| Bathrooms | 5 +1 WC | 5 +1 WC |
| *BASEMENT* | | |
| Covered Area | 252m² | 252m² |
| *GROUND FLOOR* | | |
| Covered Area | 118m² | 118m² |
| Covered Veranda | 32m² | 32m² |
| Un- Covered Veranda | 68m² | 68m² |
| *UPPER FLOOR* | | |
| Covered Area | 105m² | 105m² |
| Covered Veranda | 28m² | 28m² |
| Un- Covered Veranda | - | - |
| Covered Parking | - | - |
| Covered Internal Area | 475m² | 475m² |
| **TOTAL COVERED AREA** | **535m²** | **535m²** |

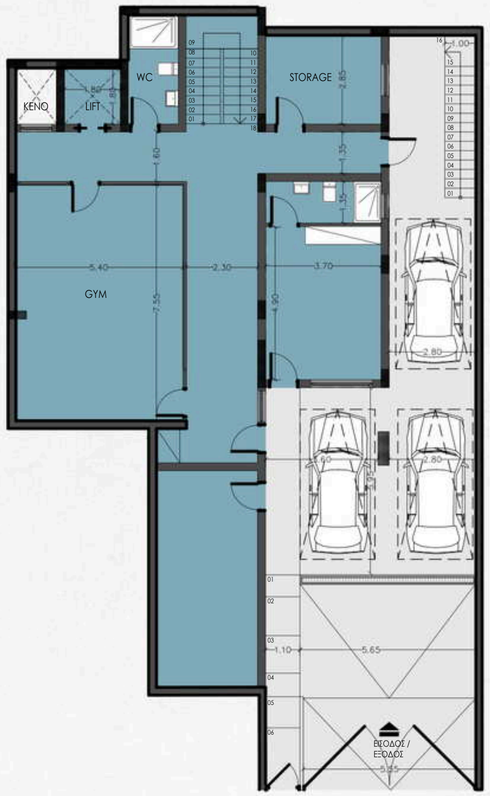
TRIANON



4A

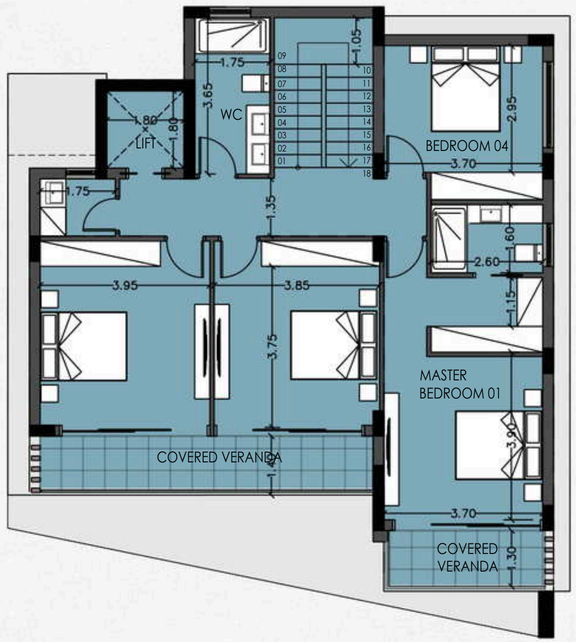



Upper Floor

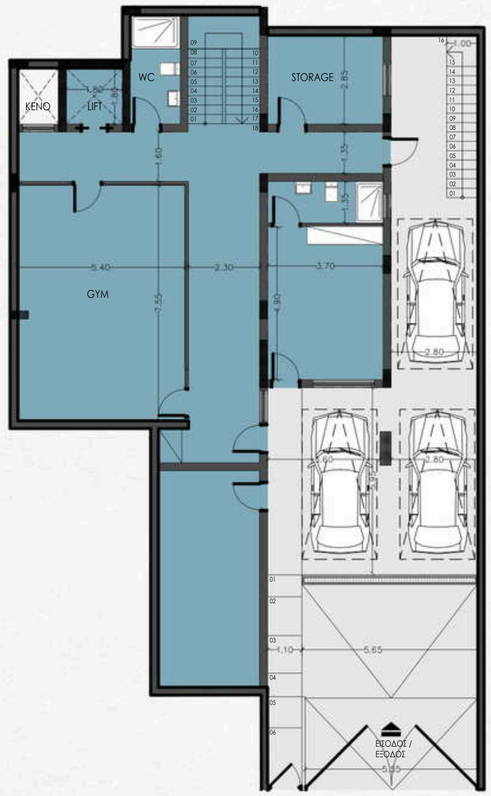



Basement

4B




Upper Floor




Basement

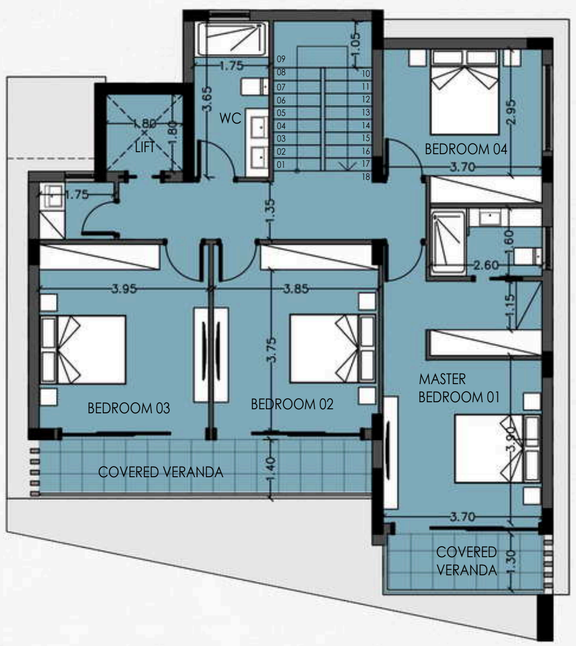
# Villas 5A & 5B
## Ground Floor

| | Villa 5A | Villa 5B |
|---|---|---|
| **Plot Size** | **520.5m²** | **520.5m²** |
| Bedrooms | 4 + | 4 + |
| Bathrooms | 5 +1 WC | 5 +1 WC |
| *BASEMENT* | | |
| Covered Area | 252m² | 252m² |
| *GROUND FLOOR* | | |
| Covered Area | 118m² | 118m² |
| Covered Veranda | 32m² | 32m² |
| Un- Covered Veranda | 68m² | 68m² |
| *UPPER FLOOR* | | |
| Covered Area | 105m² | 105m² |
| Covered Veranda | 28m² | 28m² |
| Un- Covered Veranda | - | - |
| Covered Parking | - | - |
| Covered Internal Area | 475m² | 475m² |
| **TOTAL COVERED AREA** | **535m²** | **535m²** |

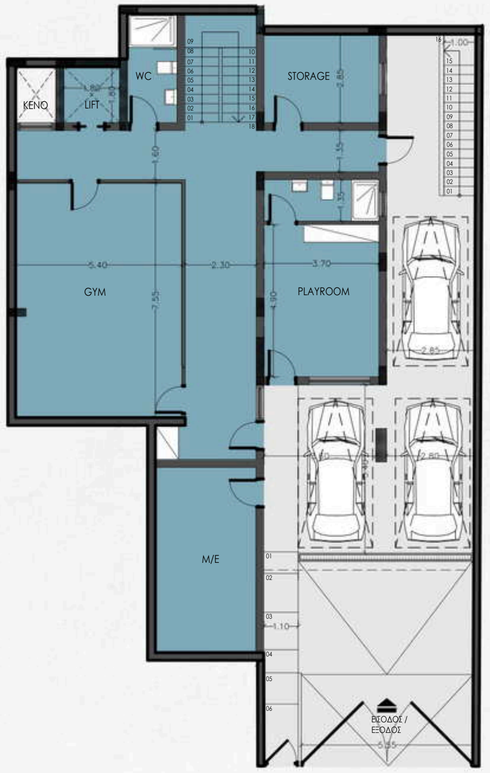
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5A

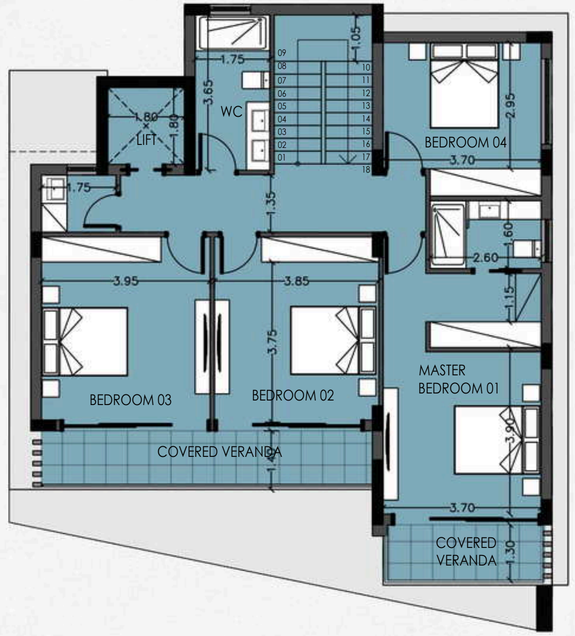



Upper Floor

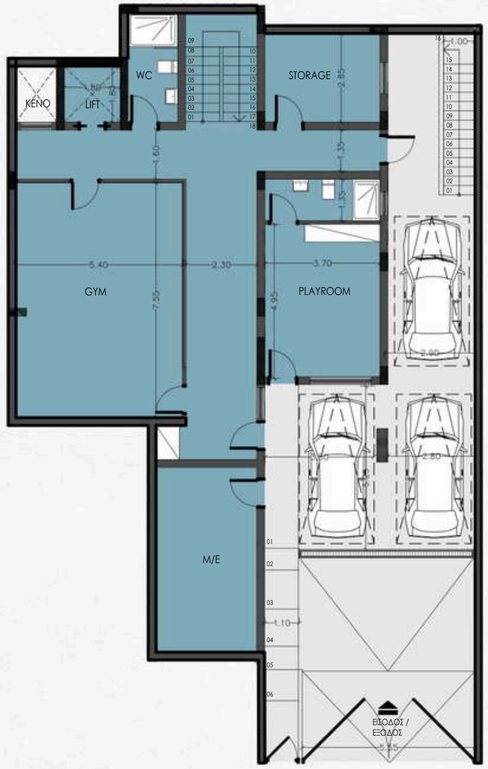



Basement

5B




Upper Floor




Basement

# Villas 6A - 6B - 6C
## Ground Floor

| | Villa 6A | Villa 6B | Villa 6C |
|---|---|---|---|
| **Plot Size** | **610m²** | **610m²** | **610m²** |
| Bedrooms | 4 + | 4 + | 4 + |
| Bathrooms | 4 + 1 WC | 4 + 1 WC | 4 + 1 WC |
| *BASEMENT* | | | |
| Covered Area | 260m² | 260m² | 260m² |
| *GROUND FLOOR* | | | |
| Covered Area | 130m² | 130m² | 130m² |
| Covered Veranda | 30m² | 30m² | 30m² |
| Un- Covered Veranda | 70m² | 70m² | 70m² |
| *UPPER FLOOR* | | | |
| Covered Area | 133m² | 133m² | 133m² |
| Covered Veranda | 29m² | 29m² | 29m² |
| Un- Covered Veranda | - | - | - |
| Covered Parking | - | - | - |
| Covered Internal Area | 325m² | 325m² | 325m² |
| **TOTAL COVERED AREA** | **582m²** | **582m²** | **582m²** |

TRIANON

6A



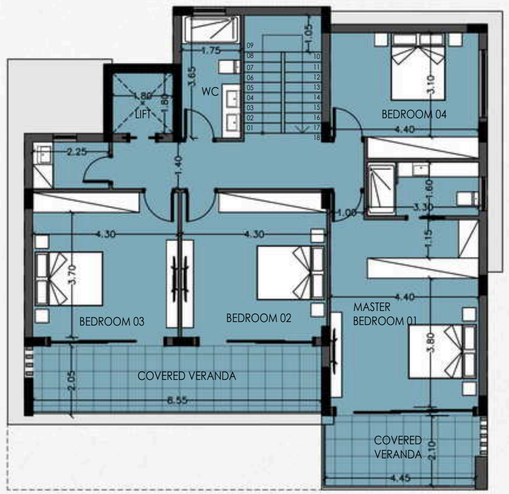

6B



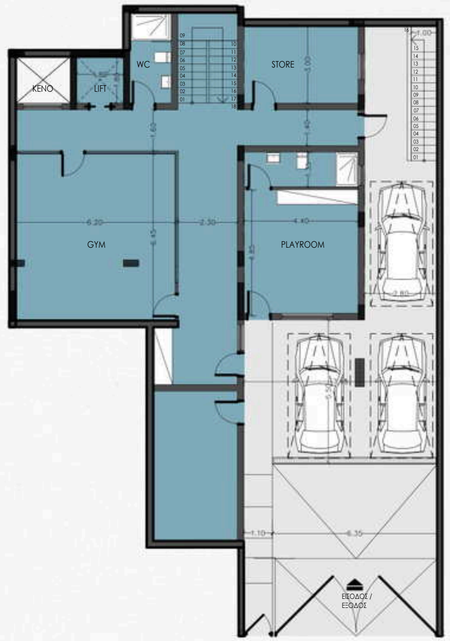

6C



## 6A

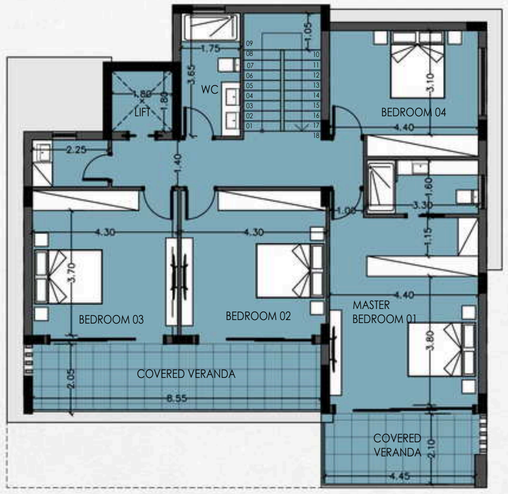



Upper Floor

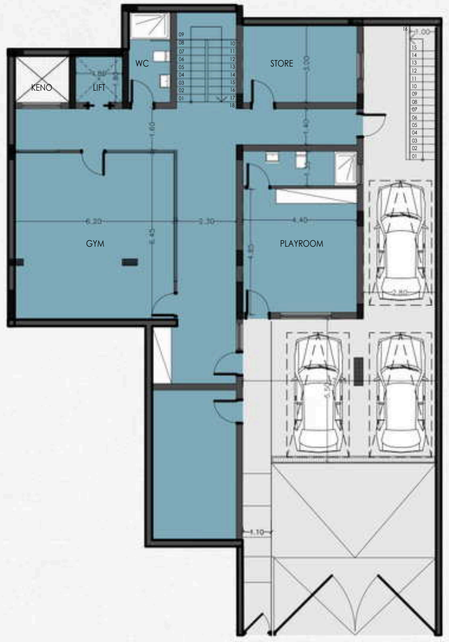



Basement

## 6B

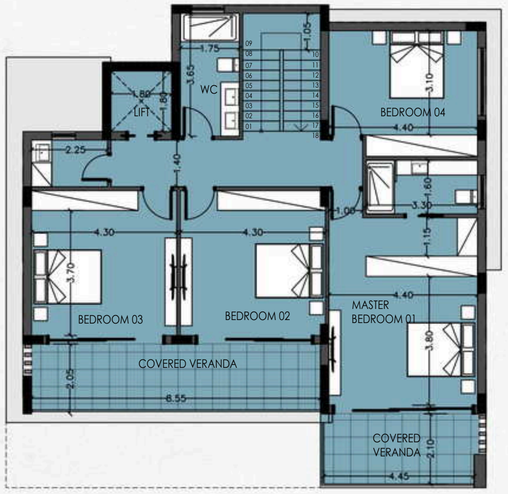



Upper Floor

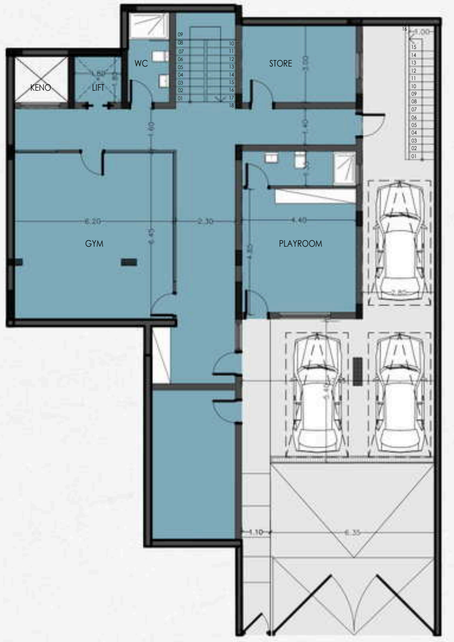



Basement

## 6C




Upper Floor




Basement

# Villa 6D
## Ground Floor

| | |
|---|---|
| **Plot Size** | **1167m²** |
| Bedrooms | 6 + |
| Bathrooms | 6 +2 WC |
| *BASEMENT* | |
| Covered Area | 355m² |
| *GROUND FLOOR* | |
| Covered Area | 198m² |
| Covered Veranda | 35m² |
| Un- Covered Veranda | 70m² |
| *UPPER FLOOR* | |
| Covered Area | 198m² |
| Covered Veranda | 20m² |
| Un- Covered Veranda | 20m² |
| Covered Parking | - |
| Covered Internal Area | 751m² |
| **TOTAL COVERED AREA** | **806m²** |

TRIANON



6D




Upper Floor




Basement

# Villa 6E
## Ground Floor

| | |
|---|---|
| **Plot Size** | **922m²** |
| Bedrooms | 5 + |
| Bathrooms | 6 +1 WC |
| *BASEMENT* | |
| Covered Area | 212m² |
| *GROUND FLOOR* | |
| Covered Area | 171m² |
| Covered Veranda | 52m² |
| Un- Covered Veranda | 75m² |
| *UPPER FLOOR* | |
| Covered Area | 185m² |
| Covered Veranda | 30m² |
| Un- Covered Veranda | - |
| Covered Parking | 40m² |
| Covered Internal Area | 568m² |
| **TOTAL COVERED AREA** | **690m²** |

TRIANON



6E




Upper Floor

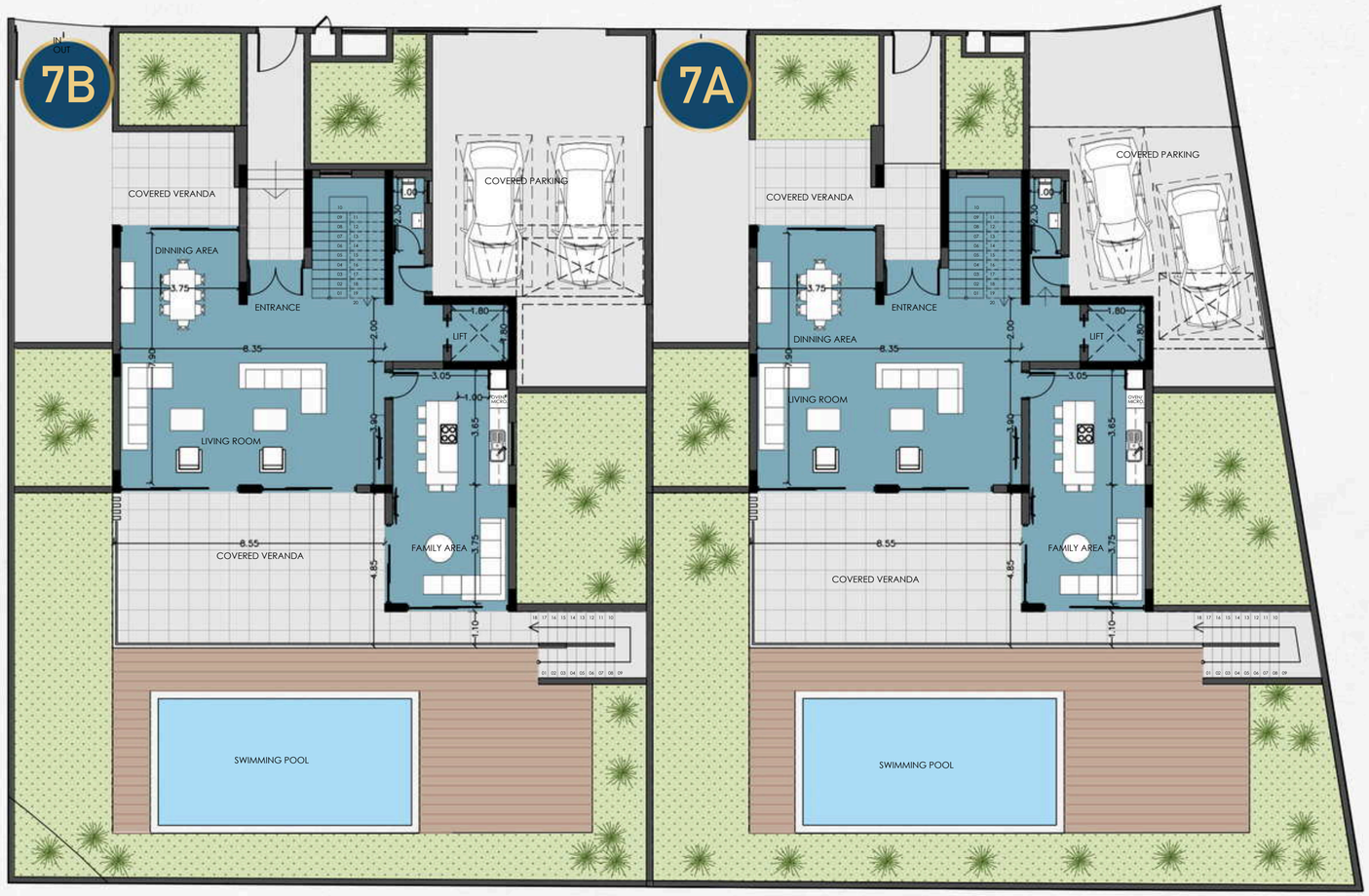



Basement

# Villas 7A & 7B
## Ground Floor

| | Villa 7A | Villa 7B |
|---|---|---|
| **Plot Size** | **550.5m²** | **550.5m²** |
| Bedrooms | 3 + | 3 + |
| Bathrooms | 3 +2 WC | 3 +2 WC |
| *BASEMENT* | | |
| Covered Area | 103m² | 103m² |
| *GROUND FLOOR* | | |
| Covered Area | 114m² | 114m² |
| Covered Veranda | 30m² | 30m² |
| Un- Covered Veranda | - | - |
| *UPPER FLOOR* | | |
| Covered Area | 108m² | 108m² |
| Covered Veranda | 17m² | 17m² |
| Un- Covered Veranda | 14m² | 14m² |
| Covered Parking | 35m² | 35m² |
| Covered Internal Area | 325m² | 325m² |
| **TOTAL COVERED AREA** | **407m²** | **407m²** |

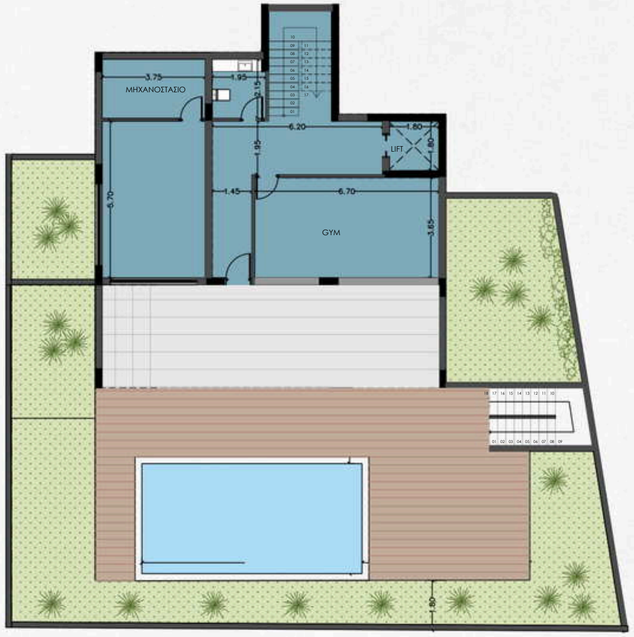
TRIANON



7A




Upper Floor




Basement

7B




Upper Floor




Basement

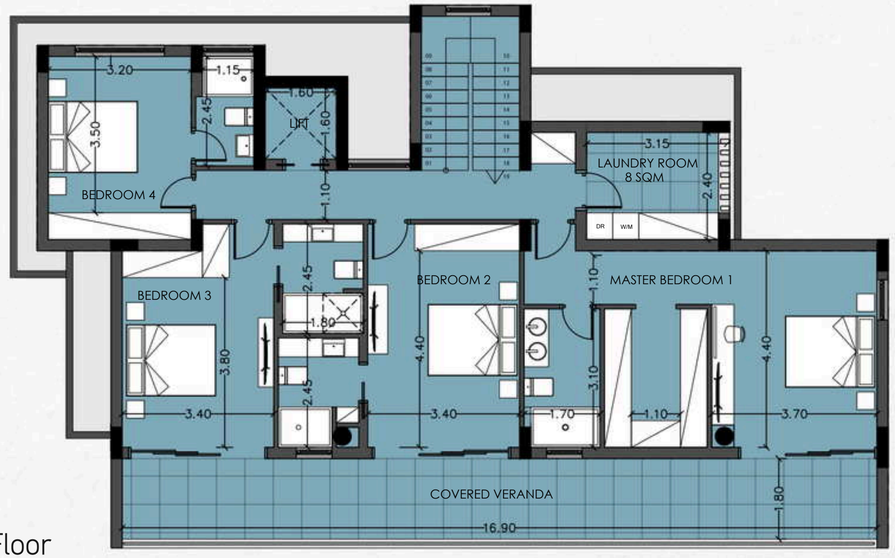
# Villas 8A & 8B
## Ground Floor

| | Villa 8A | Villa 8B |
|---|---|---|
| **Plot Size** | **602m²** | **455m²** |
| Bedrooms | 3 + | 3 + |
| Bathrooms | 3 +2 WC | 3 +2 WC |
| *BASEMENT* | | |
| Covered Area | 174m² | 133m² |
| *GROUND FLOOR* | | |
| Covered Area | 128m² | 101m² |
| Covered Veranda | 24m² | 29m² |
| Un- Covered Veranda | 45m² | 30m² |
| *UPPER FLOOR* | | |
| Covered Area | 141m² | 92m² |
| Covered Veranda | 33m² | 25m² |
| Un- Covered Veranda | - | 30m² |
| Covered Parking | 42m² | 22m² |
| Covered Internal Area | 443m² | 326m² |
| **TOTAL COVERED AREA** | **542m²** | **402m²** |

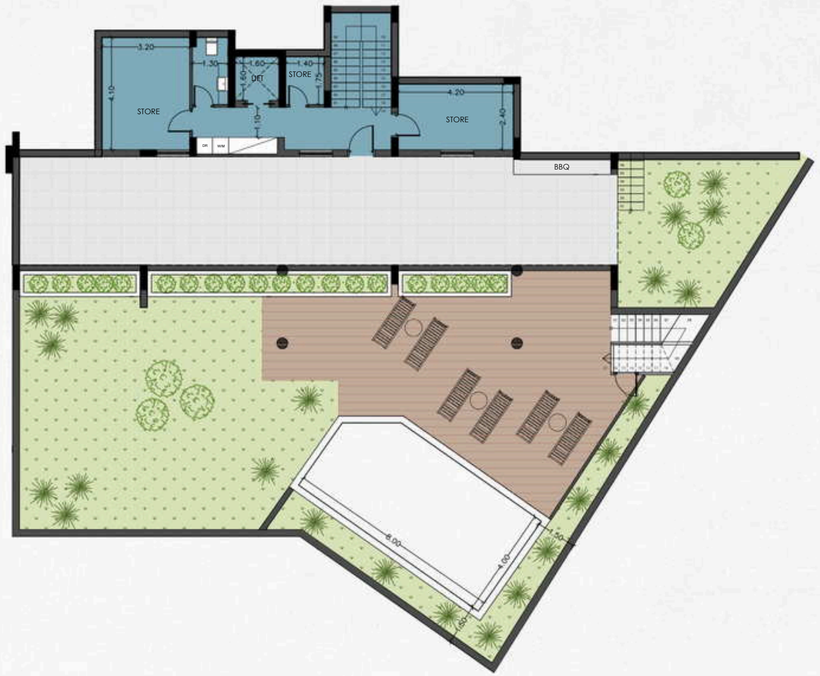
TRIANON



8A




Upper Floor

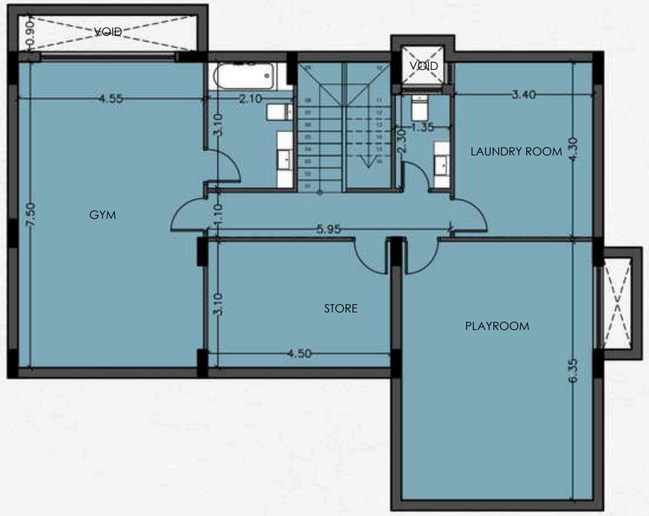



Basement

8B




Upper Floor

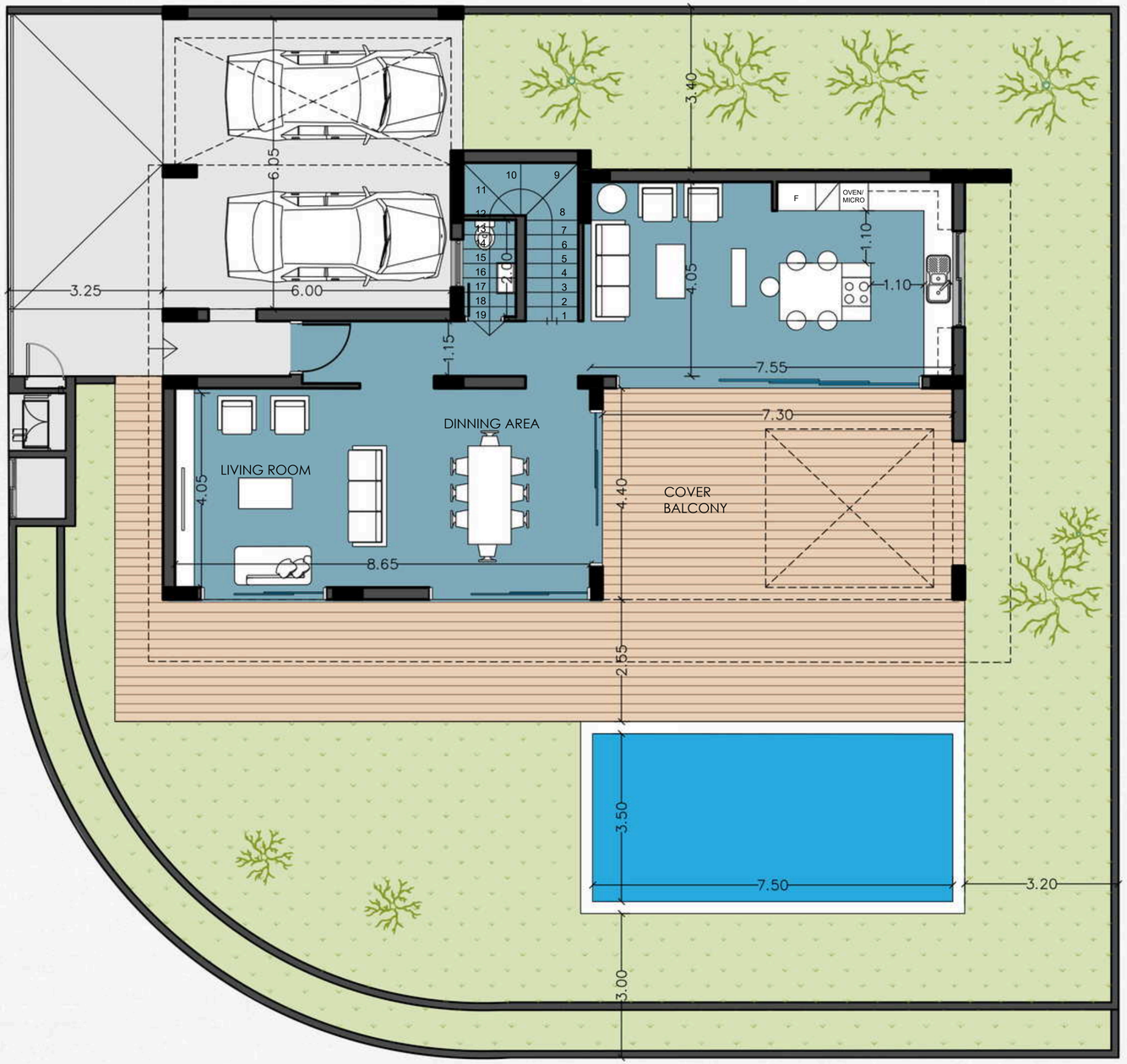



Basement

# Villa 9A
## Ground 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** |

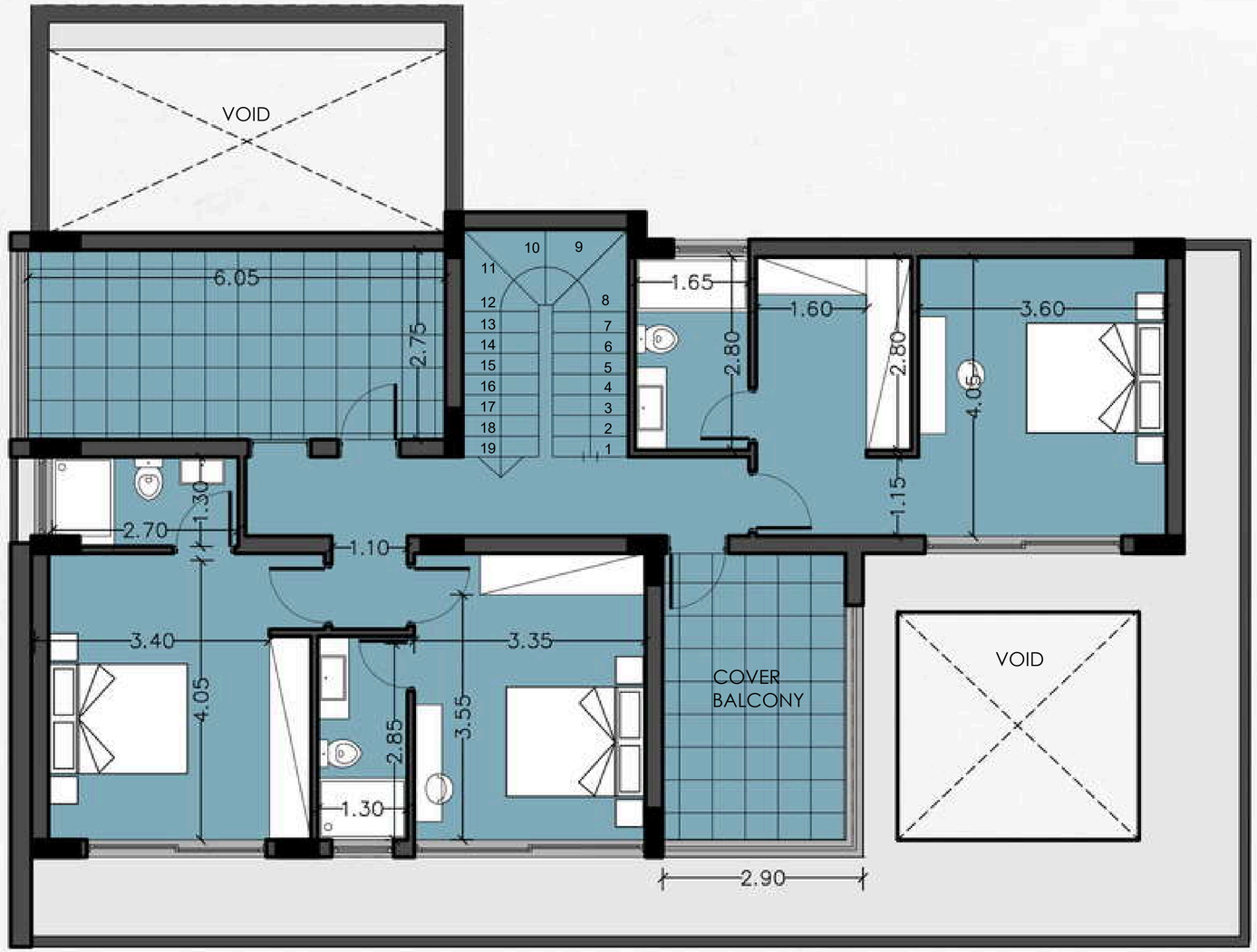
TRIANON



# 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



# Villa 9B
## Ground Floor

| | |
|---|---|
| **Plot Size** | **484m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *GROUND FLOOR* | |
| Covered Area | 92m² |
| Covered Veranda | 25m² |
| Un- Covered Veranda | 120m² |
| *UPPER FLOOR* | |
| Covered Area | 104m² |
| Covered Veranda | 31m² |
| Un- Covered Veranda | 10m² |
| Covered Parking | 40m² |
| Covered Internal Area | 196m² |
| **TOTAL COVERED AREA** | **292m²** |

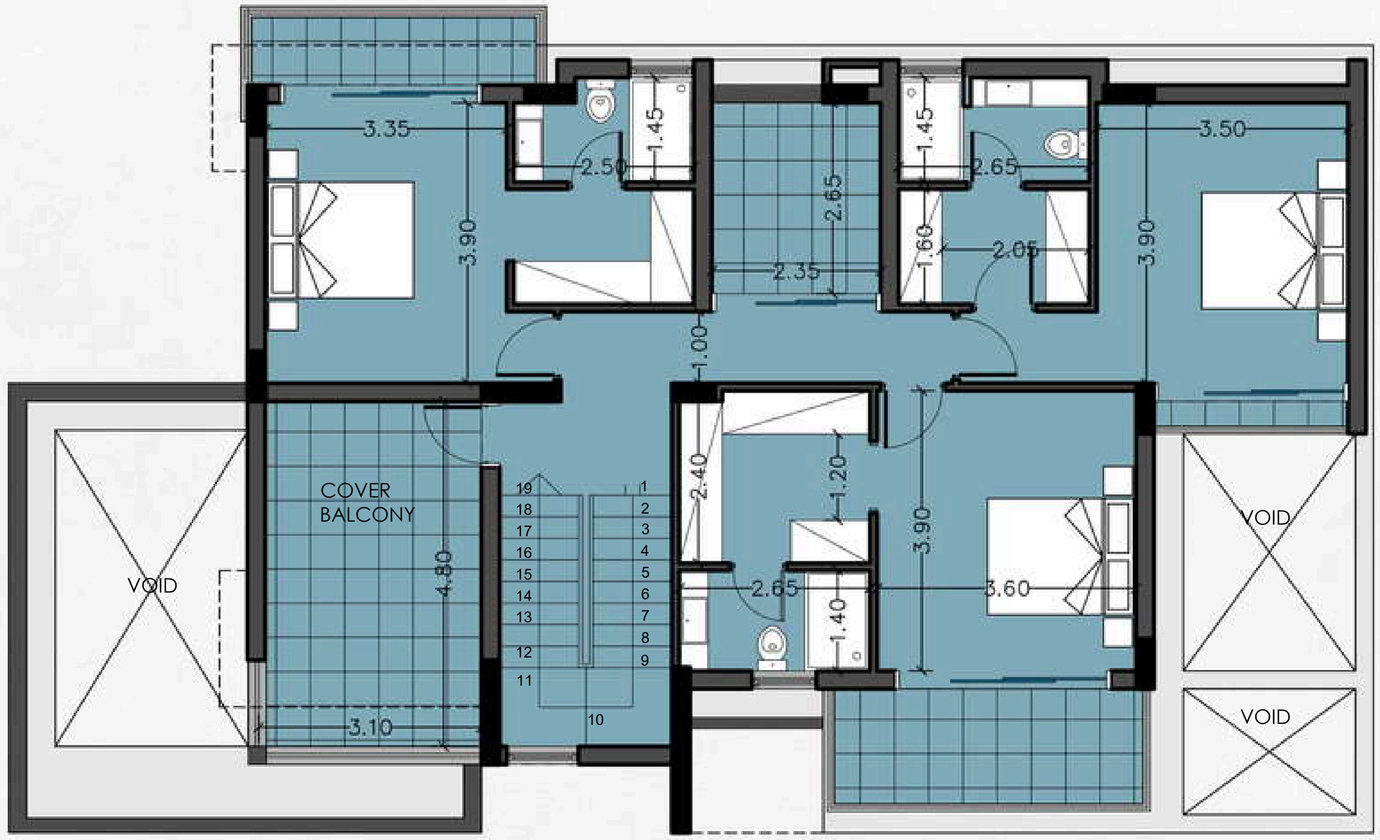
TRIANON



# Villa 9B
## Upper Floor

| | |
|---|---|
| **Plot Size** | **484m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *GROUND FLOOR* | |
| Covered Area | 92m² |
| Covered Veranda | 25m² |
| Un- Covered Veranda | 120m² |
| *UPPER FLOOR* | |
| Covered Area | 104m² |
| Covered Veranda | 31m² |
| Un- Covered Veranda | 10m² |
| Covered Parking | 40m² |
| Covered Internal Area | 196m² |
| **TOTAL COVERED AREA** | **292m²** |

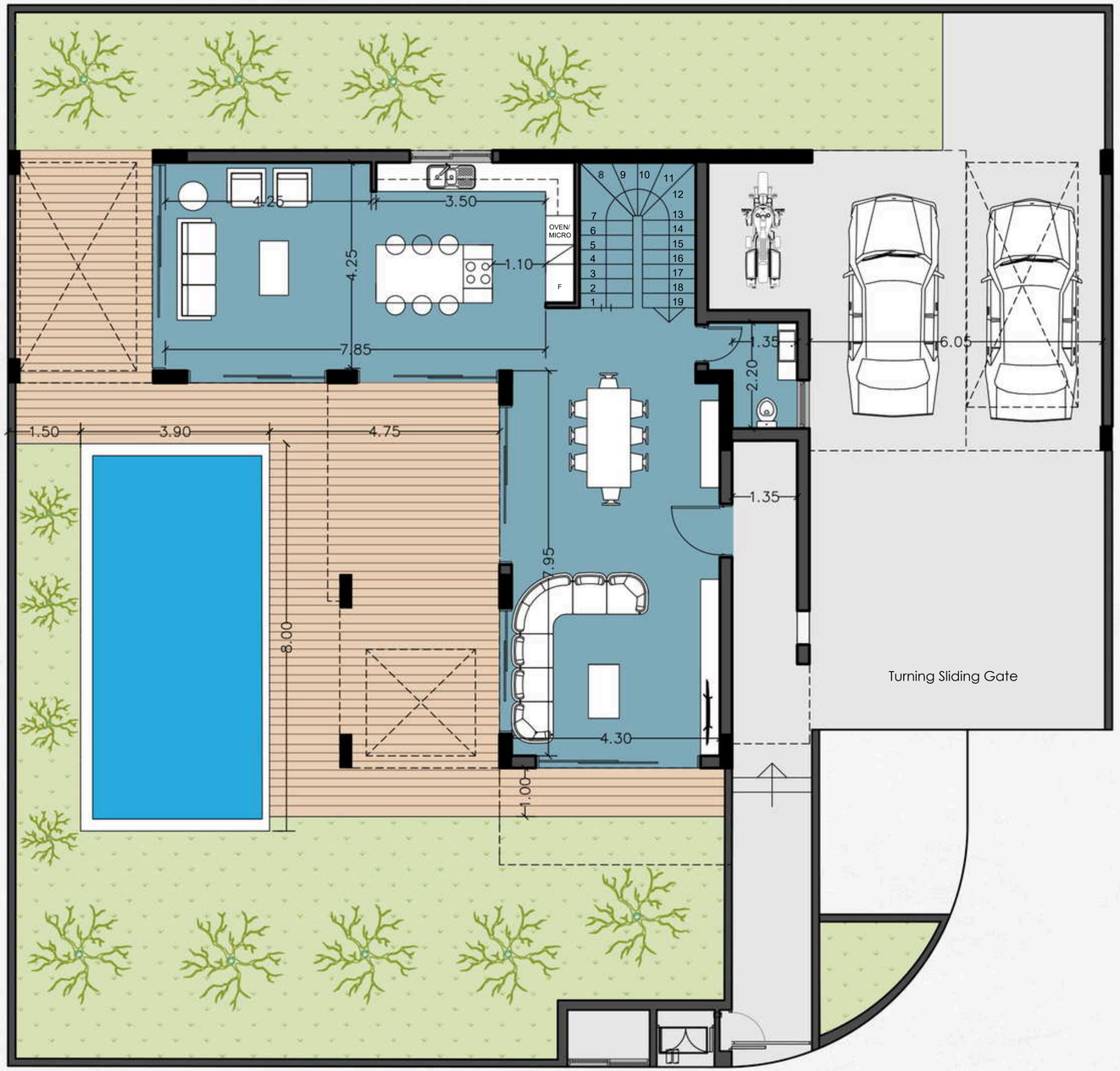
TRIANON



# Villa 9C
## Ground Floor

| | |
|---|---|
| **Plot Size** | **474m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *GROUND FLOOR* | |
| Covered Area | 99m² |
| Covered Veranda | 27m² |
| Un- Covered Veranda | 120m² |
| *UPPER FLOOR* | |
| Covered Area | 101m² |
| Covered Veranda | 40m² |
| Un- Covered Veranda | 10m² |
| Covered Parking | 26m² |
| Covered Internal Area | 200m² |
| **TOTAL COVERED AREA** | **293m²** |

TRIANON



# Villa 9C
## Upper Floor

| | |
|---|---|
| **Plot Size** | **474m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *GROUND FLOOR* | |
| Covered Area | 99m² |
| Covered Veranda | 27m² |
| Un- Covered Veranda | 120m² |
| *UPPER FLOOR* | |
| Covered Area | 101m² |
| Covered Veranda | 40m² |
| Un- Covered Veranda | 10m² |
| Covered Parking | 26m² |
| Covered Internal Area | 200m² |
| **TOTAL COVERED AREA** | **293m²** |

TRIANON



# Villa 10A
## Ground Floor

| | |
|---|---|
| **Plot Size** | **410m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *BASEMENT* | |
| Covered Area | 145m² |
| *GROUND FLOOR* | |
| Covered Area | 88.5m² |
| Covered Veranda | 26m² |
| Un- Covered Veranda | 75m² |
| *UPPER FLOOR* | |
| Covered Area | 92.5m² |
| Covered Veranda | 17m² |
| Un- Covered Veranda | - |
| Covered Parking | 23m² |
| Covered Internal Area | 326m² |
| **TOTAL COVERED AREA** | **392m²** |

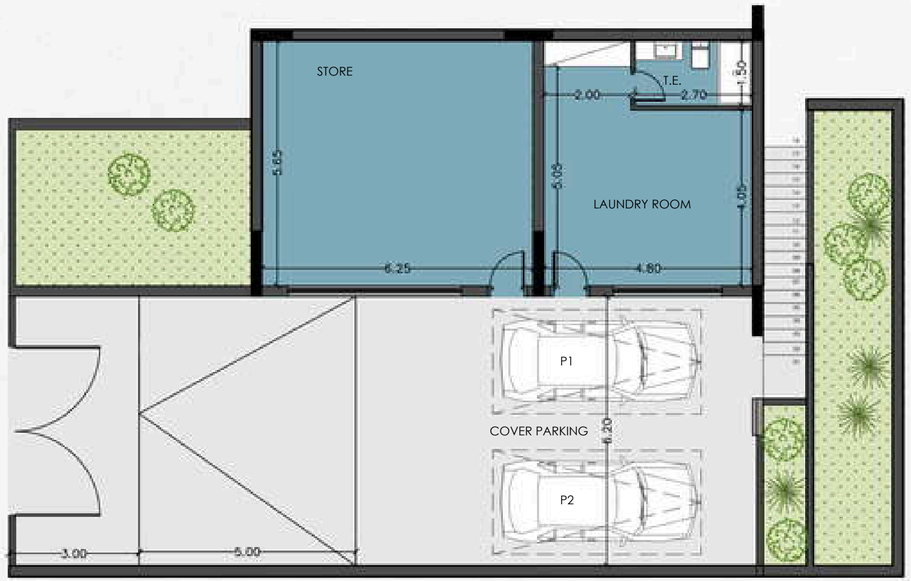
TRIANON



10A




Upper Floor




Basement

# Villas 10B & 10C
## Ground Floor

| | |
|---|---|
| **Plot Size** | **410m²** |
| Bedrooms | 3 + |
| Bathrooms | 3 +1 WC |
| *BASEMENT* | |
| Covered Area | 115m² |
| *GROUND FLOOR* | |
| Covered Area | 90m² |
| Covered Veranda | 28m² |
| Un- Covered Veranda | 29m² |
| *UPPER FLOOR* | |
| Covered Area | 84m² |
| Covered Veranda | 21m² |
| Un- Covered Veranda | 20m² |
| Covered Parking | 32m² |
| Covered Internal Area | 289m² |
| **TOTAL COVERED AREA** | **370m²** |

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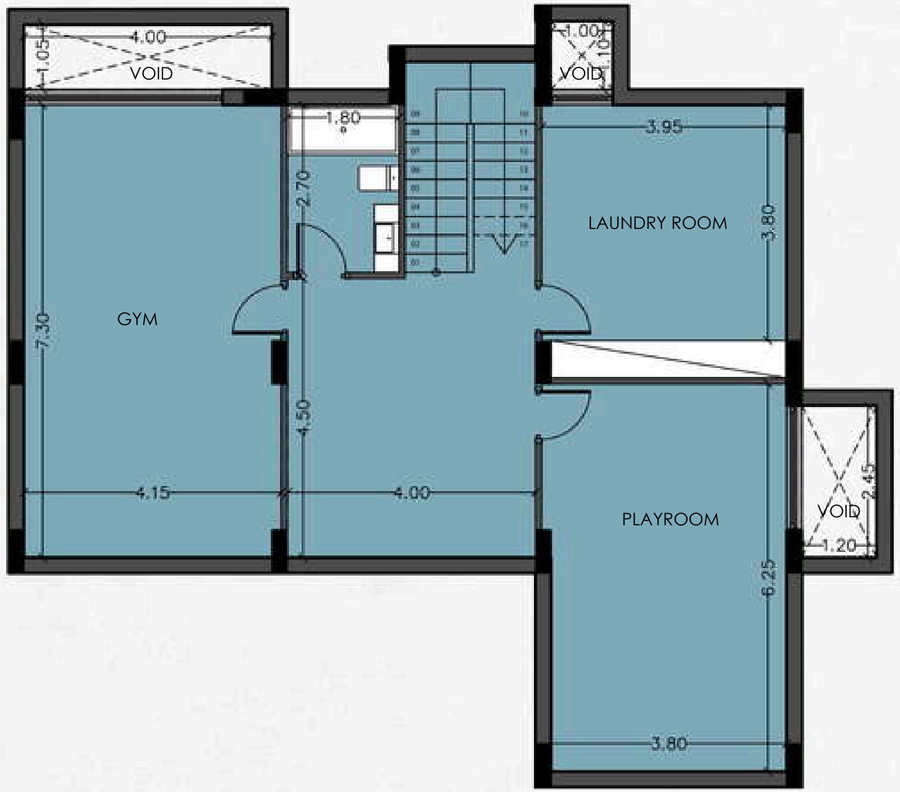


10B

10C




Upper Floor

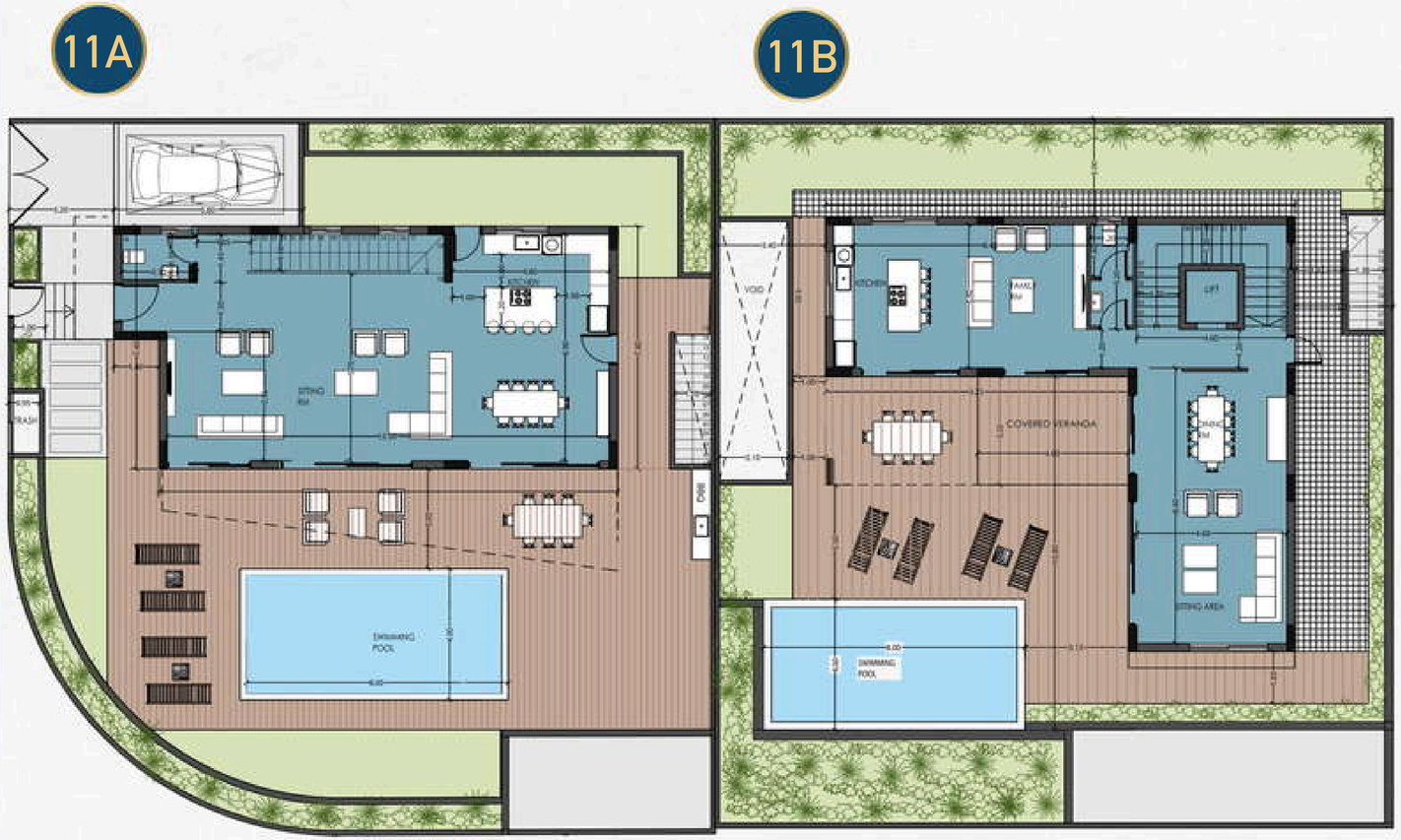



Basement

# Villas 11A & 11B
## Ground Floor

| | Villa 11A | Villa 11B |
|---|---|---|
| **Plot Size** | **451.5m²** | **451.5m²** |
| Bedrooms | 3 + | 3 + |
| Bathrooms | 2 +1 WC | 4 +1 WC |
| *BASEMENT* | | |
| Covered Area | 60m² | 200m² |
| *GROUND FLOOR* | | |
| Covered Area | 108m² | 113m² |
| Covered Veranda | 30m² | 31m² |
| Un- Covered Veranda | - | - |
| *UPPER FLOOR* | | |
| Covered Area | 94m² | 104m² |
| Covered Veranda | 27m² | 23m² |
| Un- Covered Veranda | - | - |
| Covered Parking | - | - |
| Covered Internal Area | 262m² | 417m² |
| **TOTAL COVERED AREA** | **319m²** | **471m²** |

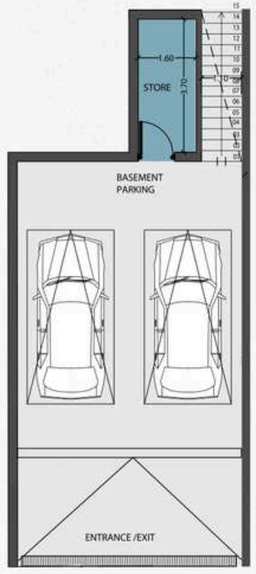
TRIANON



11A

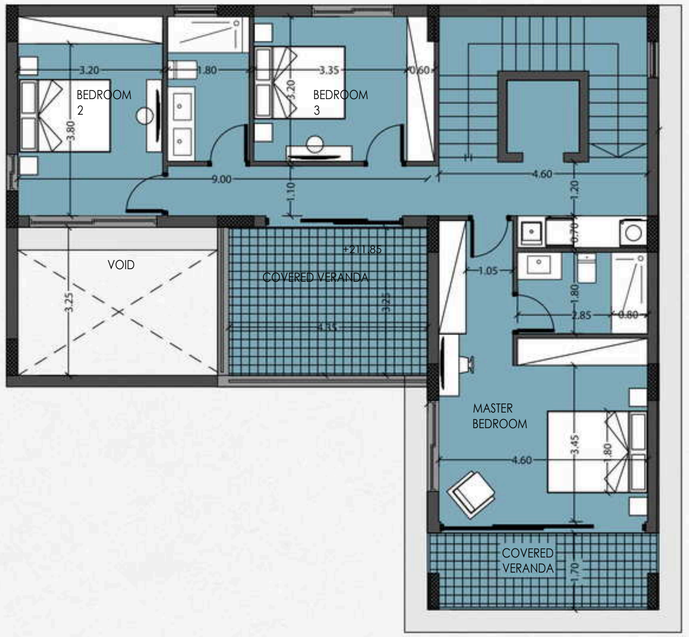



Upper Floor




Basement

11B




Upper Floor




Basement

# Villas 12A & 12B
## Ground Floor

| | Villa 12A | Villa 12B |
|---|---|---|
| **Plot Size** | **442.5m²** | **442.5m²** |
| Bedrooms | 3 + | 3 + |
| Bathrooms | 2 +1 WC | 2 +1 WC |
| *BASEMENT* | | |
| Covered Area | 82m² | - |
| *GROUND FLOOR* | | |
| Covered Area | 102m² | 102m² |
| Covered Veranda | 15m² | 12m² |
| Un- Covered Veranda | 60m² | 82m² |
| *UPPER FLOOR* | | |
| Covered Area | 94m² | 94m² |
| Covered Veranda | 28m² | 32m² |
| Un- Covered Veranda | - | - |
| Covered Parking | 18m² | 18m² |
| Covered Internal Area | 278m² | 196m² |
| **TOTAL COVERED AREA** | **339m²** | **258m²** |

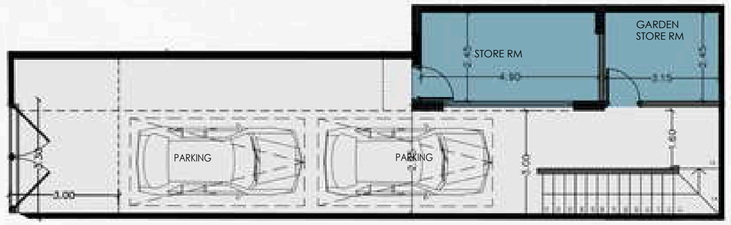
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12A

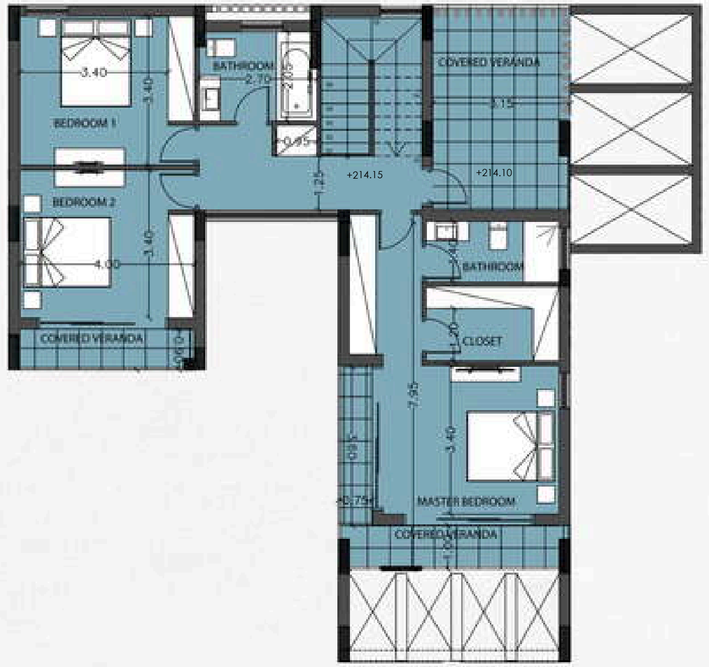



Upper Floor




Basement

12B




Upper Floor

# Villas 13A - 13B - 13C

## Ground Floor

| | Villa 13A | Villa 13B | Villa 13C |
|---|---|---|---|
| **Plot Size** | **420m²** | **420m²** | **490m²** |
| Bedrooms | 3 | 3 | 3 + |
| Bathrooms | 2 + 1 WC | 2 + 1 WC | 4 + 1 WC |
| *BASEMENT* | | | |
| Covered Area | - | - | 176m² |
| *GROUND FLOOR* | | | |
| Covered Area | 96m² | 96m² | 113m² |
| Covered Veranda | 11m² | 11m² | - |
| Un- Covered Veranda | 50m² | 50m² | 50m² |
| *UPPER FLOOR* | | | |
| Covered Area | 89m² | 89m² | 102m² |
| Covered Veranda | 28m² | 28m² | 20m² |
| Un- Covered Veranda | - | - | - |
| Covered Parking | 23m² | 23m² | - |
| Covered Internal Area | 185m² | 185m² | 391m² |
| **TOTAL COVERED AREA** | **247m²** | **247m²** | **411m²** |

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13A




Upper Floor

13B




Upper Floor

13C




Upper Floor




Basement

# Villas 14A & 14B
## Ground Floor

| | Villa 14A | Villa 14B |
|---|---|---|
| **Plot Size** | **490.5m²** | **490.5m²** |
| Bedrooms | 3 + | 3 + |
| Bathrooms | 4 +1 WC | 2 +1 WC |
| *BASEMENT* | | |
| Covered Area | 200m² | 44m² |
| *GROUND FLOOR* | | |
| Covered Area | 113m² | 109m² |
| Covered Veranda | 30m² | 20m² |
| Un- Covered Veranda | 65m² | 100m² |
| *UPPER FLOOR* | | |
| Covered Area | 104m² | 96m² |
| Covered Veranda | 23m² | 23m² |
| Un- Covered Veranda | - | - |
| Covered Parking | - | 18m² |
| Covered Internal Area | 417m² | 249m² |
| **TOTAL COVERED AREA** | **470m²** | **310m²** |

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14A




Upper Floor

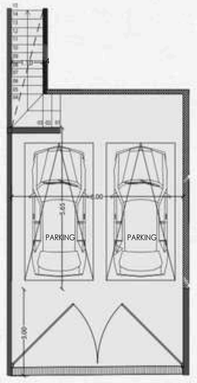



Basement

14B




Upper Floor




Basement

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