



CONTEMPORARY VILLA FOR SALE



KANIKA
DEVELOPMENTS
MEMBER OF THE KANIKA GROUP

PROJECT: PANIOTIS HILLS
GERMASOGEIA AREA - LIMASSOL

Limassol



KANIKA GROUP OF COMPANIES

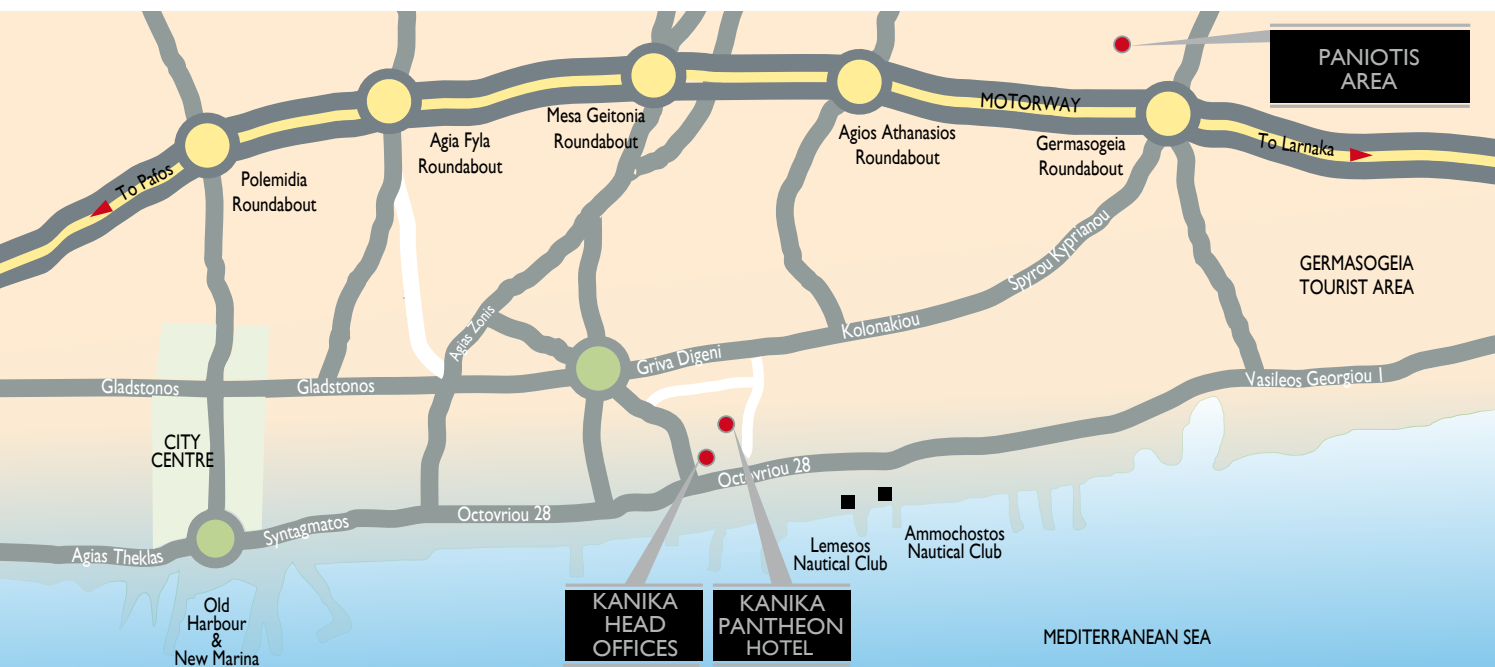
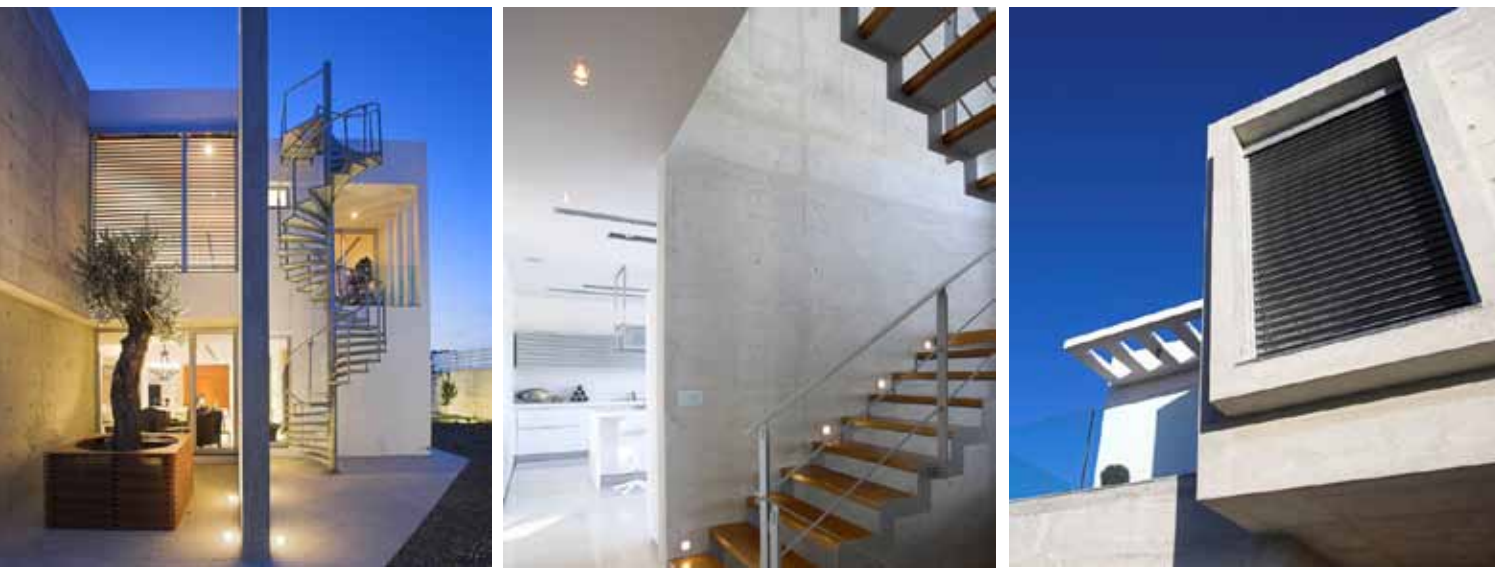
Your Cyprus Connection

KANIKA is a name synonymous with hotels, construction and development in Cyprus. A name that echoes four and a half decades of operation and continuous growth. Indeed, the KANIKA GROUP OF COMPANIES is rooted in the year 1964, when it was founded as a third party contractor.

Since its earliest days, KANIKA has been associated with a number of major construction projects throughout the Limassol area, some of which have carved the district's profile, and are regarded as prominent landmarks. One such project is the well-known Kanika Enaerios Complex, the biggest ever constructed in Cyprus, which incorporates over 750 apartments, shops, offices and even a hotel. Located on Limassol's main beachfront avenue, the Kanika Enaerios Complex houses some of the trendiest cafés and restaurants in town that welcome some 1000 visitors a day.

Soon after the establishment of the initial company, a veritable construction boom hit the island of Cyprus, and KANIKA was ideally positioned to expand into a group of companies. Through its individual member companies – KANIKA DEVELOPMENTS & CONSTRUCTION LTD, KANIKA PROPERTY MANAGEMENT LTD and KANIKA HOTELS PLC – the group branched out into areas of land development, property management and hotel ownership and management respectively.

Today, the KANIKA GROUP OF COMPANIES employs over 850 dedicated employees and has contributed tremendously to the economic and social development and progress of the island.



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**A CONTEMPORARY VILLA
CONSTRUCTED TO YOUR PERFECTION**

KANIKAPA PANIOTIS HILLS is an exclusive residential area featuring luxury villas on the hills of Germasogeia, one of the most sought-after suburbs of Limassol.

This villa possesses all modern facilities a family needs to live in complete comfort. Its prime location combines elite living with the tranquility of rural surroundings and proximity to the city centre and the beach.

In terms of design, the villa is noted for its modern character, style and high specification construction, enhanced with spectacular views of the blue Mediterranean Sea, the green valley and the mountains.

For all-round comfort, all the family enjoys the benefits of beautifully landscaped gardens and a private swimming pool, as well as a drive in and private parking.

Key Features

- 5-bedroom premium-class villa in prestigious location
- Large plot of land
- Tranquil, landscaped setting
- Breathtaking sea and inland views
- High-specification construction with top quality materials
- Modern and luxurious design
- State-of-the-art security systems, lighting, communications, entertainment, heating & cooling, central controls
- Private swimming pool
- 7 minutes drive from beachfront
- 7 minutes drive from the city centre
- 5 minutes drive from marina and yacht club
- Easy access to all areas of Cyprus via nearby motorway

