

# ALEXANDER HEIGHTS™

THE HEIGHT OF LUXURY LIVING



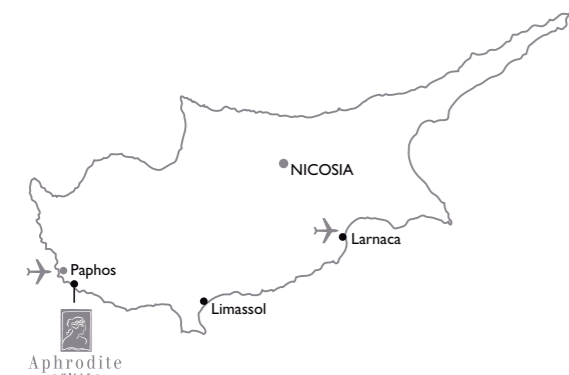
Aphrodite  
HILLS

INTRODUCING ALEXANDER HEIGHTS,  
A SPECTACULAR RESIDENTIAL VILLAGE AT  
THE HEART OF APHRODITE HILLS, THE MULTI-  
AWARD WINNING LIFESTYLE RESORT NEAR  
PAPHOS, CYPRUS. RANGING THROUGH 578  
ACRES, APHRODITE HILLS OFFERS THE TEMPTING  
CONTRASTS OF PEACE AND TRANQUILLITY  
WITH OUTSTANDING GOLF, A HIGHLY ACCLAIMED  
SPA AND SUPERB SPORTS AND LEISURE FACILITIES.

RELAX  
ALEXANDER HEIGHTS  
ENJOY...



CYPRUS, WARM  
**ALEXANDER HEIGHTS**  
 WELCOMING



Whether for pure investment, Mediterranean family living, peaceful retirement, luxury holidays or indeed any combination of these, few countries have the enviable, five star lifestyle, stable economy and security of Cyprus. The tourism and leisure infrastructure is well established and is set to develop even further with 11 golf courses, four marinas offering a total of 3,000 berths, theme parks and an international conference centre all under development.

The island offers so much from the Mediterranean pleasures of beaches, water sports and 340 days of sunshine a year to historic cities, picturesque villages and wonderful scenery. A rich cultural heritage encompasses traditional Greek celebrations and musical festivals attracting international performers.

Close to Aphrodite Hills is the charming harbour town of Paphos with its lively coffee shops, tavernas, shops and markets. Like so much of Cyprus, Paphos is rich in history and culture, and its fascinating archaeological sites have earned the town a place on UNESCO's World Cultural Heritage list. Climb to the roof of the castle, dating from 1391 and destroyed by the Venetians, and take in the delightful view over the harbour with its colourful fishing boats. The famous Roman mosaics of Paphos, which once decorated lavish villas, depict scenes from ancient mythology and offer a taste of the opulent lifestyle enjoyed in Paphos's earlier days.

Further afield there is so much to explore and discover from prehistoric settlements, such as Choirokitia dating back to the seventh century BC, to the buildings and monuments left by the Greeks, Romans, Crusaders and Venetians. Charming whitewashed villages and fishing ports are the perfect place to relax over drinks at a local bar or an al fresco meal of delectable local cuisine and fine wines from Cyprus's vineyards. Then, there is the contrast of the Troodos Mountains, rising to almost 2,000 metres with a landscape of cool pine forests, hospitable stone villages, jewel-like Byzantine churches, and exhilarating mountain walks.

AT THE CROSSROADS OF THE MEDITERRANEAN FOR CENTURIES, CYPRUS HAS A LONG TRADITION OF WELCOMING VISITORS TO ENJOY ITS CLIMATE, ITS HISTORY, ITS RICH CULTURE AND ITS RELAXED MEDITERRANEAN LIFESTYLE. TODAY, THE TRADITION FINDS NEW EXPRESSION IN APHRODITE HILLS. THERE'S ONLY ONE PLACE TO LIVE IN CYPRUS.

And, what's more, Cyprus is accessible with frequent, direct flights, including low cost airlines, from all major European cities to new airports – Paphos International Airport, just 10 minutes' drive from Aphrodite Hills; and Larnaca, a little over an hour away. An excellent road network makes it easy to reach any part of the island.

Isn't it time you discovered why... there's only one place to live in Cyprus.



APHRODITE HILLS LUXURY RESORT LIVING  
**ALEXANDER HEIGHTS**  
MEDITERRANEAN LIFESTYLE

Aphrodite Hills is set in 234 hectares of spectacular scenery, where ancient olive and carob trees line verdant fairways and landscaped gardens, and fragrant herbs perfume the air.

At the heart of the resort is the charming social hub, the Village Square with its traditional Cypriot architecture and chapel. Here, owners and visitors can relax in the friendly taverna and enjoy a wonderful choice of restaurants offering cuisine from around the globe, including French, Italian and Oriental.


There are boutiques to browse – a mini market and an interior design store selling furniture and accessories; along with useful services, including a bank, car rental and a private, on-call doctor.

When not relaxing at home at Alexander Heights, owners can enjoy all the on-site sports and leisure facilities. In addition to world-class golf, tennis and spa, there is mountain biking along unspoilt countryside trails, children's and teens' fun activity programmes and for a change of pace, two private beach clubs, each a short shuttle ride away.

The Zias Beach Club, some 10 minute's drive away, has a sea view terrace restaurant, while The Cove is the resort's own chic, white retreat on the shores of the Mediterranean.

Owners at Alexander Heights and their guests will discover that Aphrodite Hills has a real sense of lifestyle and community.

Its golf and tennis clubs are complemented by social and activity programmes and a year-round calendar of events from charity sports tournaments to seasonal happenings.

A woman with long dark hair, wearing a black one-piece swimsuit, a wide-brimmed straw hat, and sunglasses, stands barefoot on the edge of a swimming pool. She is looking towards the right. The pool has blue mosaic tiles. In the background, there are modern architectural structures with light-colored walls and blue mosaic accents. The sky is clear and blue.

THE PEACE AND TRANQUILLITY OF A HOME AT ALEXANDER HEIGHTS BELIES ITS CONVENIENT LOCATION AT THE HEART OF APHRODITE HILLS, WITHIN WALKING DISTANCE OF THE OUTSTANDING FACILITIES OF ONE OF THE FINEST FULLY-INTEGRATED RESORTS IN THE MEDITERRANEAN.



# FIVE-STAR HOTEL ALEXANDER HEIGHTS SPA EXPERIENCE

**InterContinental Aphrodite Hills Resort Hotel.** Set at the heart of the resort close to the Village Square, the five-star InterContinental Aphrodite Hills Resort Hotel offers some of the most luxurious accommodation on the island. The 290 spacious guest rooms and suites blend Cypriot decorative touches with every modern convenience and all feature a private terrace – some with outdoor Jacuzzi or plunge pool.

There is a choice of fine restaurants from the chic informality of the Ifestos poolside grill and bar to the award-winning Mesogios for classic Mediterranean cuisine, along with elegant bars and lounges featuring regular entertainment. Superb function rooms make it one of the island's most desirable venues for business meetings and conferences, banqueting and memorable weddings.

**The Retreat, the on-site spa, takes its architectural inspiration from the great baths of Ancient Greece and Rome.** At the heart of the spa, stone colonnades run around a central courtyard with gently running water, creating an authentic location for the Thermae. This suite of progressively warmer rooms and pools tempered by cooling showers and a frigidarium, recreates the classic Roman bathing ritual to detoxify, stimulate and refresh mind and body.

But not everything looks to the past. The state-of-the-art gym, exercise studio and 27 luxurious treatment rooms, many with calming sea views, are distinctly contemporary. Expert therapists provide beauty treatments and body therapies using the world's leading spa products, including Pevonia Botanica and Li'tya Aboriginal natural skincare. A juice bar and restaurant, and spa boutique add a further dimension to the sense of luxury and relaxation experienced at The Retreat.



European Spa of the Year 2008. Already the recipient of numerous leading independent awards, The Retreat Spa received the highest accolade in the European spa industry by winning 'The Best Spa in Europe' award at the prestigious 2008 Professional Beauty Awards.



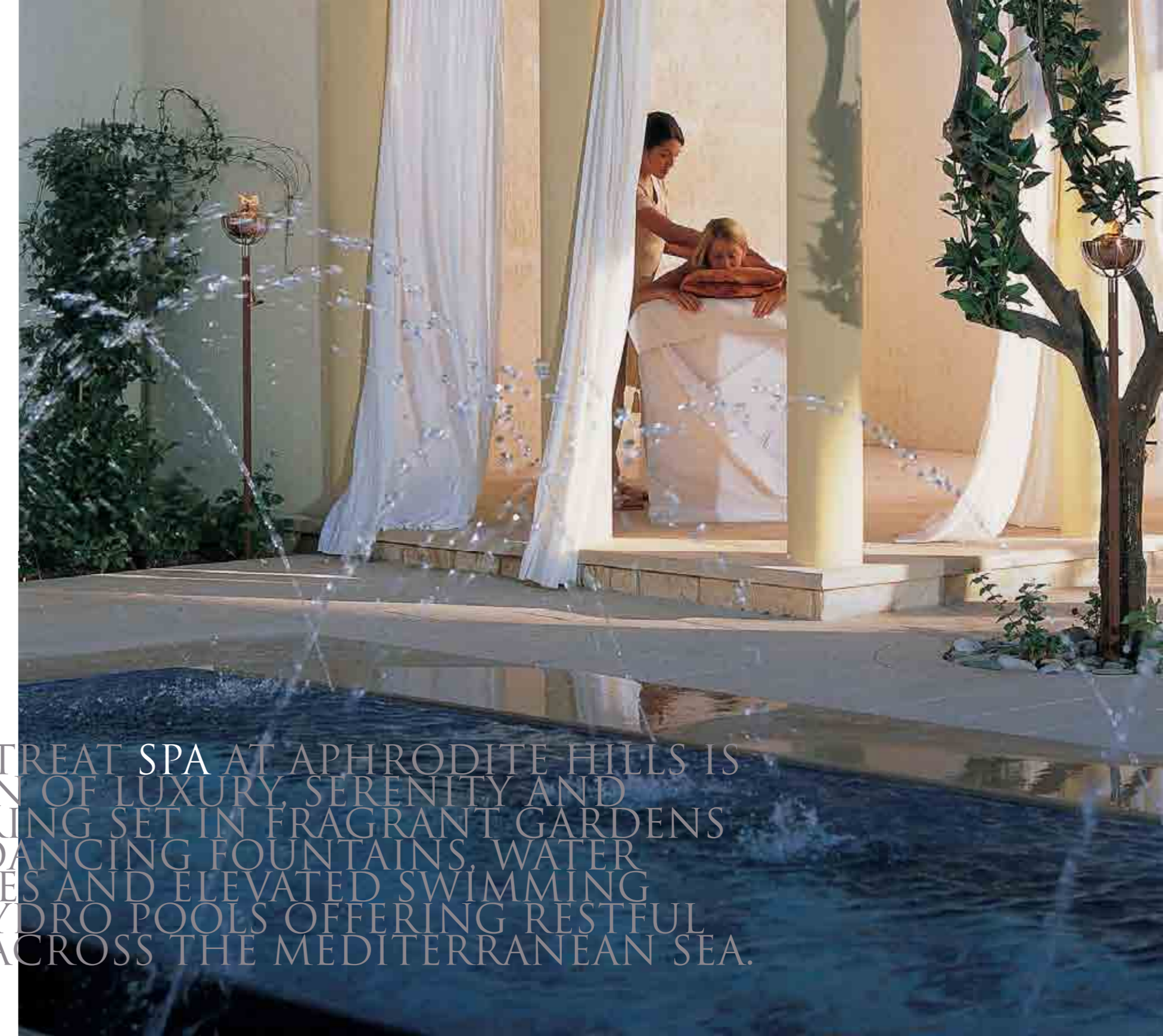
More recently it has also been awarded the '2008 International New Spa of the Year' by the Li'tya Spirit Of Spa Awards.

Cyprus Best Golf Resort 2009. Already the recipient of many prestigious awards, in 2009 Aphrodite Hills was acknowledged as 'Cyprus Best Golf Resort' in the World Travel Awards presented at London's World Travel Market.



The Hotel was named by Conde Nast Traveller as the best European Hotel for leisure facilities in its 2010 annual Gold List. The Retreat Spa was named by Conde Nast Traveller the 3rd Best Spa in Europe in the magazine's 2010 annual Gold List.

THE RETREAT SPA AT APHRODITE HILLS IS A HAVEN OF LUXURY, SERENITY AND PAMPERING SET IN FRAGRANT GARDENS WITH DANCING FOUNTAINS, WATER FEATURES AND ELEVATED SWIMMING AND HYDRO POOLS OFFERING RESTFUL VIEWS ACROSS THE MEDITERRANEAN SEA.



OUTSTANDING GOLF  
**ALEXANDER HEIGHTS**  
TENNIS EXPERIENCE

FIVE YEARS IN THE MAKING, THE MAGNIFICENT 18-HOLE GOLF COURSE FOLLOWS THE SCENIC CONTOURS OF THE TWO PLATEAUX, ITS CHALLENGING FAIRWAYS CUTTING A SWATHE THROUGH LAKES, OLIVE AND CAROB TREES MAKING IT AMONG THE VERY BEST THE MEDITERRANEAN CAN OFFER.



**Aphrodite Hills championship 18-hole golf course was designed by acclaimed course architect Cabell B Robinson to capitalise on the sweeping landscapes and stunning views of the Mediterranean Sea.**

The challenging fairways and lush greens afford an enthralling round for professional and amateur alike, and adding to the excitement are the dramatic holes that run alongside or traverse the steep central ravine. A sophisticated Clubhouse with a restaurant, premier Golf Academy, practice holes and outstanding Pro Shop enhance the golf experience.

Get in the swing at Aphrodite Hills championship-standard Tennis Academy with its first class floodlit clay and hard courts for day and evening play. The Tennis Pavilion offers club facilities, clothing and equipment, and the acclaimed European Tennis Academy with coaching by our team of tennis professionals.

Activities away from the course and courts include horse riding and mountain biking, children's activity programmes, two private beach clubs and the five-star facilities of the InterContinental Hotel, along with shops and restaurants in the Village Square.



The professional Tennis Academy offers group and private lessons for adults, families and juniors of all levels of play, from beginners to intermediate and tournament players.



Superb children's facilities include the Bizzy Babies Crèche for under threes, the Pegasus Mini Club for three to seven year-olds and Rainbow Kids Club for eight to 12 years. All offer professionally-supervised, age-appropriate, fun and friendly activities.



EXCLUSIVE  
**ALEXANDER HEIGHTS**  
 UNCOMPROMISING

Alexander Heights is the latest expression of the incomparable Aphrodite Hills lifestyle. The only place to live in Cyprus...

The architects have taken inspiration from the traditional village architecture of Cyprus and reinterpreted it for contemporary living in truly luxurious detached villas, spacious semi-detached junior villas and stylish apartments. Meticulous attention to detail is evident everywhere from the charming architectural accents of wood, stone and traditional terracotta tiles to the extravagantly appointed kitchens and marble-floored bathrooms.

Generously proportioned, open plan reception rooms are equally suited to holiday relaxation as they are to casually elegant entertaining. Making the most of the Mediterranean climate, living areas open out to wide, shaded terraces or beautifully landscaped, south-facing gardens where life can be lived alfresco any time of year. And, naturally, the magnificent villas have their own swimming pools set in spacious terraces amid stunning gardens that offer an uncommonly high level of privacy and security. It's the perfect spot for lazy relaxation, outdoor entertaining and taking in the uninterrupted sea views and stunning sunsets as you lie back and relax in your private Jacuzzi.



EVERY HOME IS DESIGNED, FITTED AND FURNISHED TO UNCOMPROMISING STANDARDS AND WHILE UNASHAMEDLY CONTEMPORARY IN COMFORT AND FACILITIES, EACH REFLECTS A TRUE MEDITERRANEAN HERITAGE.



DRAMATIC SEA VIEWS

# ALEXANDER HEIGHTS

CAREFREE OWNERSHIP

Set in one of the most desirable locations at Aphrodite Hills, every villa at Alexander Heights offers truly breathtaking, uninterrupted sea views over the Mediterranean Sea from sunrise to sunset.

Designed to blend into the beautiful natural landscape, the privileged views are unequalled on the south-west coast of Cyprus. Apartments have access to two communal swimming pools, reserved exclusively for Alexander Heights' owners and their guests.

Home ownership at Alexander Heights is made carefree by Aphrodite Hills own, professional on-site management team and discreet security. A comprehensive range of services is available from landscape gardening to maid service and can be tailor-made to your requirements.

And aware that everyone has their own idea of what a perfect Mediterranean home should be, Aphrodite Hills interior design service is available to advise, inspire and realise your dreams with products from leading luxury interiors companies.



INSPIRED BY THE INCOMPARABLE VISTA, THE ARCHITECTS HAVE CAPITALISED ON THE NATURAL CONTOURS OF THIS SOUTH-FACING SITE TO ACHIEVE A FEELING OF SPACE AND HARMONY, ENSURING EVERY HOME BENEFITS FROM SPECTACULAR VIEWS OVER THE RESORT AND THE AZURE BLUE MEDITERRANEAN SEA.



Aphrodite  
HILLS

TRULY EXCEPTIONAL  
VILLAS, JUNIOR VILLAS

# ALEXANDER HEIGHTS

APARTMENTS

ALEXANDER HEIGHTS TAKES FIVE STAR RESORT LIVING TO A WHOLE NEW LEVEL WITH INCOMPARABLE LUXURY, PRIVACY AND UNINTERRUPTED, HORIZON-WIDE MEDITERRANEAN VIEWS. WITH JUST 69 EXCEPTIONAL PROPERTIES, EXCLUSIVITY IS ASSURED AND WHICHEVER PROPERTY BUYERS CHOOSE, THEY CAN BE CONFIDENT OF THE VERY HIGHEST STANDARDS OF BUILDING AND SPECIFICATION.

#### Villas

These ultra-luxurious detached properties stand in generously sized, private landscaped gardens with stunning sea views and a heated infinity pool and Jacuzzi. Depending on the owner's requirements, there is a choice of single-storey and two-storey Villas, featuring three, four or five spacious bedrooms. Multiple bathrooms, wide terraces and shaded balconies add to the feeling of space and luxury.

Three bedroom Villas offer 156 square metres of covered floor space; four bedroom from 197 to 221 square metres and five bedroom from 242 to 264 square metres. Each property also has a generous 66 to 102 square metre basement, which may be used as playroom, TV room, or if the owner prefers an optional sauna can be installed.

#### Junior Villas

While constructed in semi-detached style, each elegant and contemporary Junior Villa stands in its own private garden with swimming pool and the sweeping sea view that is the signature of Alexander Heights. Arranged over two floors, the properties offer between 137 and 165 square metres of interior space, including the owner's choice of two or three bedrooms.

#### Apartments

The beautiful, spacious apartments are set in two-storey buildings with just four homes in each unit. There is a choice of two bedroom apartments offering 99 to 104 square metres of living space and three bedroom apartments with 120 square metres and almost all offer stunning sea or golf course views. First floor apartments have Cypriot village-inspired exterior staircases, adding to the feeling of space and privacy.



Aphrodite  
HILLS

[www.aphroditehills.com](http://www.aphroditehills.com)



The information contained herein does not constitute a contract and/or an offer or any part thereof. The information is provided merely as a guide to the real estate and resort facilities available.