



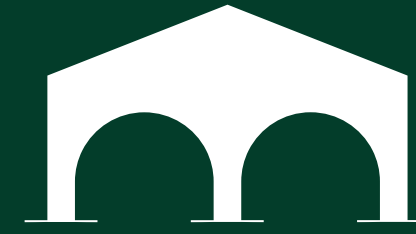
NICHE VILLAS

# BELLE AIR

LUXURY IS LONGEVITY NOW







NICHE VILLAS

# BELLE AIR

Welcome to Belle Air — the niche villas  
that capture the hidden charm of  
Limassol's exclusive suburbs, creating a  
vibrant community with its own  
amenities and infrastructure.

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These boutique properties have been carefully curated to  
promote health, longevity and luxurious living in perfect  
harmony with nature.





# 01 BELLE AIR

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Belle Air is a new high-end neighbourhood of 24 niche villas designed for discerning owners. Inspired by the iconic Californian style, Belle Air is a project that unites the sea, the mountains and the air filled with the scent of pine trees, reminiscent of the natural beauty of Souni.

We offer high-quality, carefully designed villas that combine elegance, comfort and sophistication. Our focus on exceptional craftsmanship ensures that each villa epitomises the highest standard of living. We use timeless, natural materials crafted with luxurious elegance by exclusive Italian brands.

Belle Air residents enjoy opulent living in a tranquil oasis while having convenient access to Limassol's urban amenities, including business centres, prestigious schools, fine restaurants and pristine beaches. Every detail reflects the project's commitment to modern appeal, while respecting the rich cultural heritage and natural beauty of Cyprus.







## 02 CONCEPT

*Privacy. Relaxation.  
Affordable luxury.*

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Belle Air niche villas are designed for dynamic people who combine an active lifestyle with a passion for business and sport. These exquisite new homes offer modern living in a peaceful yet vibrant and authentic environment.

Start your day energised and make the most of every moment. Enjoy your time by the private pool, work out in a well-equipped gym, recharge your batteries in a meditation room, spend time with your loved ones and focus on what really matters, be it achieving your goals or living out your passions.

The Belle Air concept is centred on "affordable luxury". It is designed to offer a high quality living experience at a reasonable price. Private and secure villas with spacious courtyards and unique interior design create an idyllic place for peaceful living.

**Become part of a neighbourhood of like-minded people, creators and entrepreneurs.**





## 03 VILLAS FACILITIES

Choose from an exquisite collection of villas, each designed to provide spacious, sophisticated living in perfect harmony with the natural surroundings.

- Sea or forest views
- 3 or 4 bedrooms villas
- 4x8 meters private pool
- Smart home system
- Underfloor heating
- Air conditioning
- Innovative self-cooling terrace with cosy fireplace
- Spacious plot with a big green area
- A-class of energy efficiency
- PV panels
- Indoor and outdoor kitchen
- Each bathroom has its own window
- Laundry
- Covered parking with provisions for electric vehicle charging.







# 04 EXCLUSIVE AMENITIES







# LUXURY IS LONGEVITY NOW

An active lifestyle, both indoors and outdoors, strong social connections, clean air, abundant sunshine, and a wholesome diet based on locally sourced vegetables, fruits, and fresh fish — all this and more is readily available in Cyprus, embraced by its rich natural surroundings.

Our project of Top-level Amenities for our future Residents designed by Bolshakova Studio responds to longevity trend. Whether you're looking to relocate, have a second home, invest, or simply enjoy life in Cyprus – BELLE AIR offers the perfect blend of privacy, luxury, and Mediterranean charm.





# SPORT

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- 25 m Heated Swimming Pool
- Puddle courts
- Outdoor Gym
- AI-powered Gym
- Yoga-Meditation Room

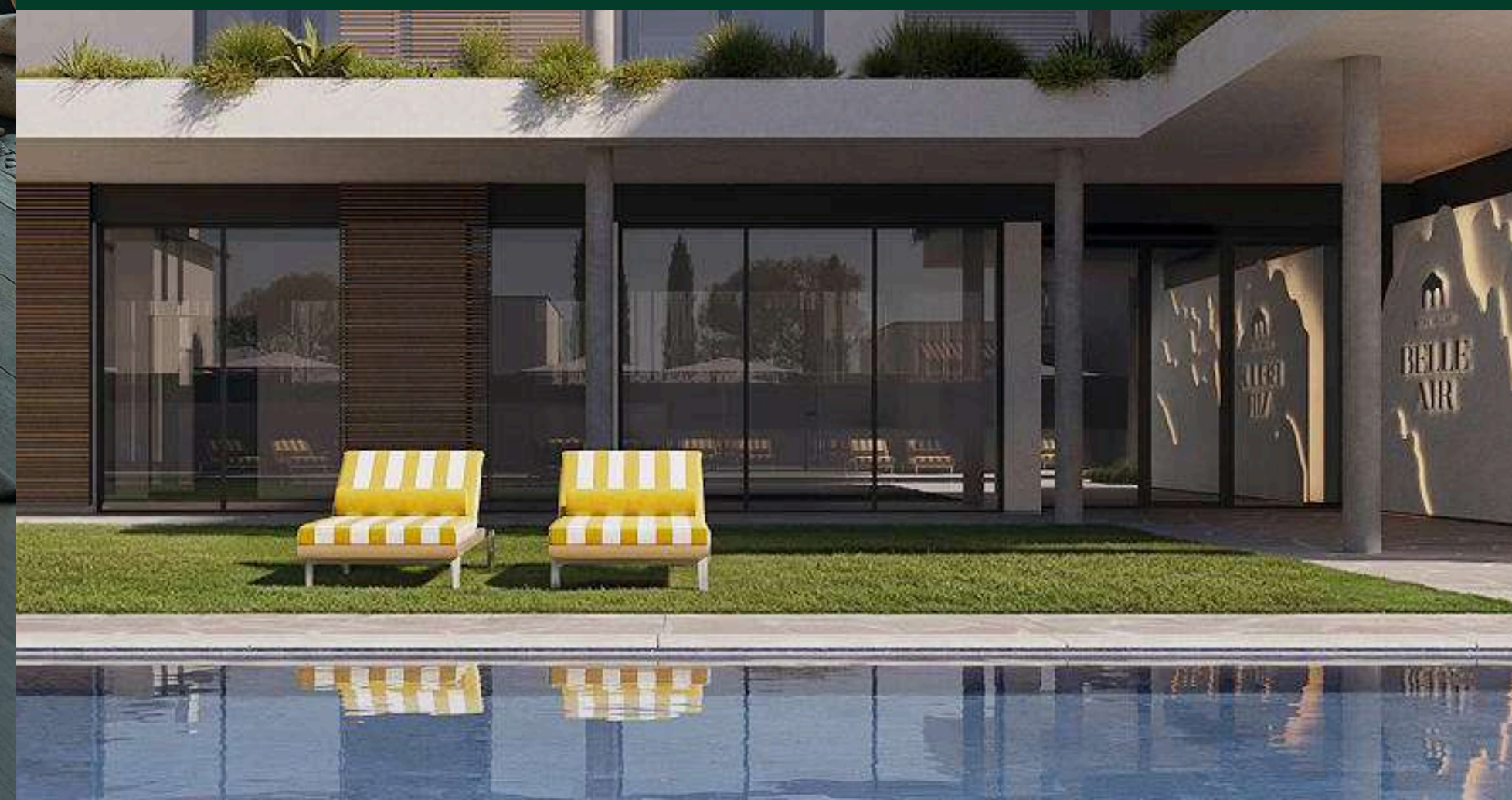






# SPA

- Biohacking Station
- Sauna
- Relaxation Lounge
- Massage Room
- Steam Room







# BUSINESS

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- Conference Lounge/Event Hall
- Offices







# ENTERTAINMENT

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- Coffee/Snack Bar
- Residents' Lounge
  - Cinema Theatre
  - Kids' Club
- Kids' Playground
  - Art Installation
  - Fireplace
  - Chessboard
- Sunset Lounge
  - Café





# 05 TOP-LEVEL SERVICES







## CUSTOMER'S BENEFITS

- Favorable financial system
- Property management
- Rental & Resale Service
- Tax and Legal support
- 5% VAT available if applicable
- Full interior design packages
- Relocation Advisory

## INTERIOR DESIGN

- Fully furnished interior packages
- Custom-made interiors
- Landscape styling
- Art & Accessory curation
- Floral decor







## 05 PRIVILEGES

### 1.

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#### LOCATION

Belle Air is perfectly located amidst unspoilt nature and offers the best of both worlds — just 20 minutes from the vibrant heart of Limassol and 16 minutes from picturesque Kourion Beach. You can enjoy the tranquillity of the forest and the beauty of the nearby hills while staying close to the city.

### 3.

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#### SUSTAINABILITY

The villas have a class A energy certificate and minimise their ecological footprint. Environmentally friendly materials combined with the use of natural tiles create a harmonious synergy between modern luxury and ecological mindfulness.

### 2.

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#### LIFESTYLE

In Belle Air, innovative design and advanced technology blend effortlessly to create a unique living experience where every element has been created to enhance wellbeing, foster success and improve daily life. The result is a lifestyle that provides residents with the perfect environment for growth, relaxation and achievements.

### 4.

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#### SEAVIEW VILLAS

Your island home, nestled in the mountains and forest, blends seamlessly into the natural beauty of Cyprus and also offers boundless seaviews. This sanctuary offers you relaxation and a connection with the charm of Souni, inviting you to immerse yourself in this Mediterranean paradise.











## 06 ADVANTAGES OF CYPRUS

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- Cyprus is a country-member of European Union since 2004 and considered as one of the best 5 relocation destinations in the world.
- A high standard of living, including international schools in English, high-quality healthcare and a developed infrastructure;
- The Mediterranean climate with warm summers and mild winters is ideal for comfortable living all over the year;
- Investment in a house or Purchase of a house from a land development company (i.e. new house) allows the owner and his family to apply for a permanent residence immediately;
- And to apply for the Cypriot Citizenship within 5 (not 7) years from obtaining the permit;
- Cyprus residents may also benefit from the most favorable tax system in the European Union, both for individuals and legal persons - low tax for the company profit 12,5%, 0% for the dividends;
- 48 agreements with different countries worldwide on the avoidance of double taxation;
- An efficient and transparent







# 07 ADVANTAGES FOR IT COMPANIES BASED IN CYPRUS

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- A unique tax regime IP box that gives 80% tax deduction from the amount of taxation;
- Developed IT community;
- Regular conferences and startup meetings;
- The legal basis for the operation of crypto and fintech companies;
- The opportunity to hire foreign employees in a company in Cyprus;
- Digital nomad visas for people who work for foreign companies.







# LOCATIONS

08





Nestled in an actively developing region, our new project location is a testament to dynamic growth and steadily rising property values. Surrounded by picturesque landscapes, this area is a luxury lover's paradise, offering proximity to exquisite wineries, championship golf courses and prestigious stables. Immerse yourself in a luxurious lifestyle against a backdrop of natural beauty as the region continues to evolve with annual expansions and the introduction of new facilities.

Not far from the nearby hiking trails in Souni Park and the Kouris reservoir, Belle Air offers its residents the ideal opportunity to enjoy quiet escapism from the bustling Limassol environment.

Enjoy time outdoors for the simple pleasures of personal wellbeing. Take a stroll through the garden, meditate in your courtyard or plan a day of hiking just steps from your new home.

5-10 minutes to cafes

10 minutes to Zambartas Wineries 📍

15 minutes to grocery stores

15 minutes to Kourion Beach 📍

20 minutes to Equestrian center 📍

19-22 minutes to schools

23 minutes to Limassol city 📍

30 minutes to Limassol Marina 📍

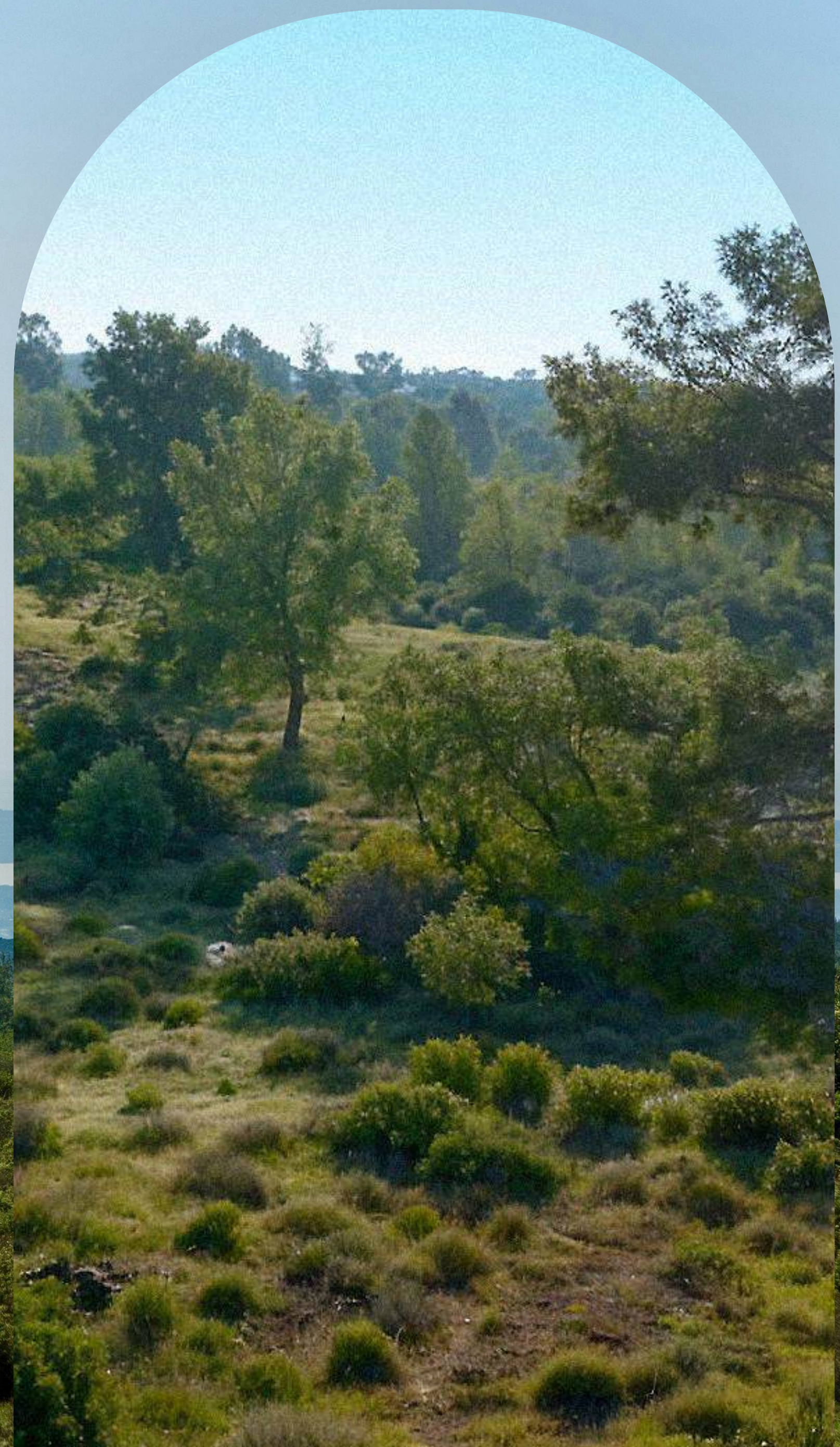
35 minutes to Paphos International Airport 📍

40 minutes to Eléa Estate Golf Club 📍

50 minutes to Larnaca International Airport 📍

[Check out the location of Belle Air](#) 📍





# SOUNI PARK





# 09 SITE PLAN

Welcome to Belle Air – a captivating collection of exquisite niche villas. Here, sophistication meets serenity and luxury takes on a new dimension. When you enter our world, be prepared to be immersed in a living experience that goes beyond the ordinary.



Mediterranean Sea

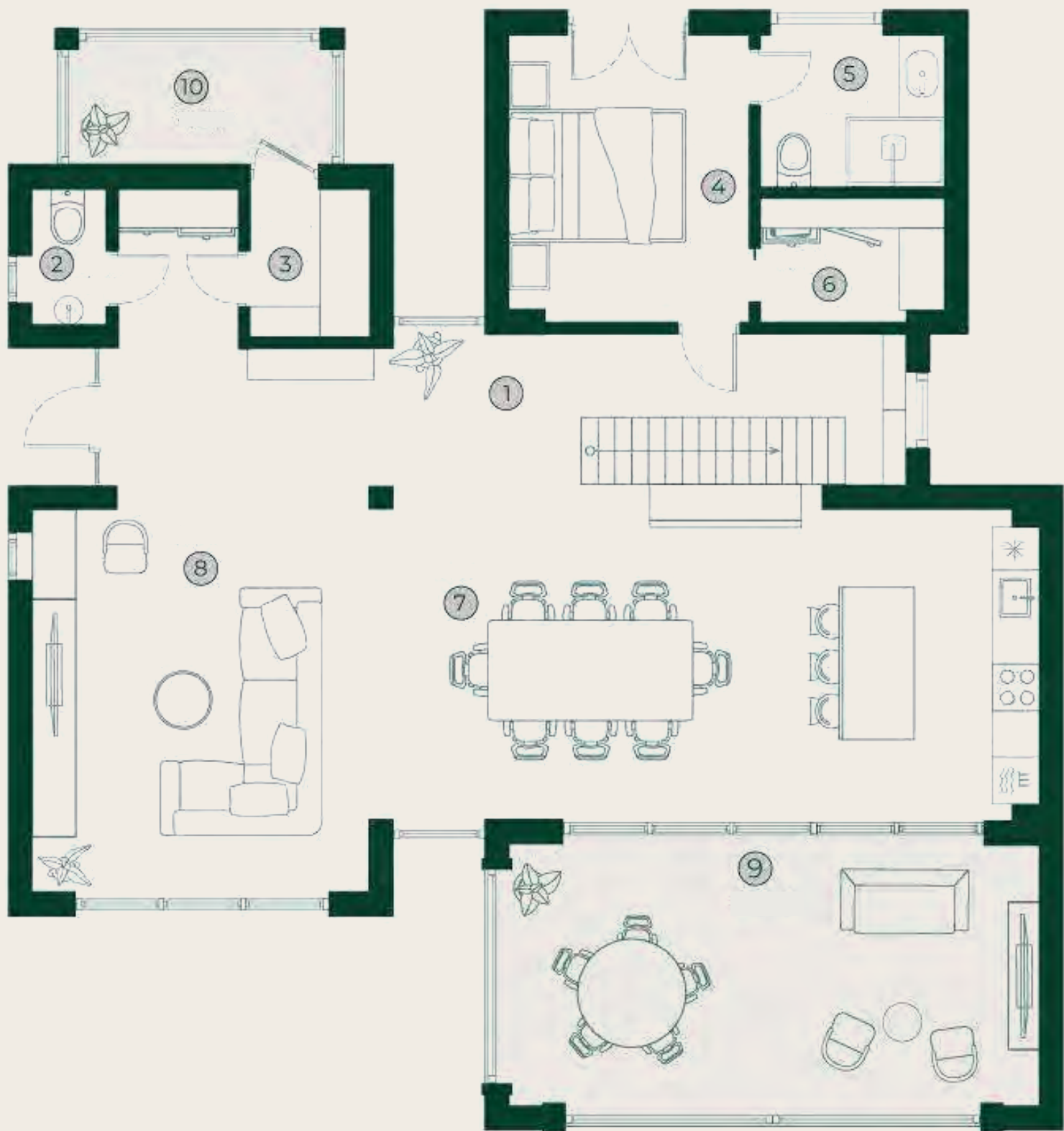




# VILLA TYPE A

## 217 M<sup>2</sup>(4 BEDROOMS)

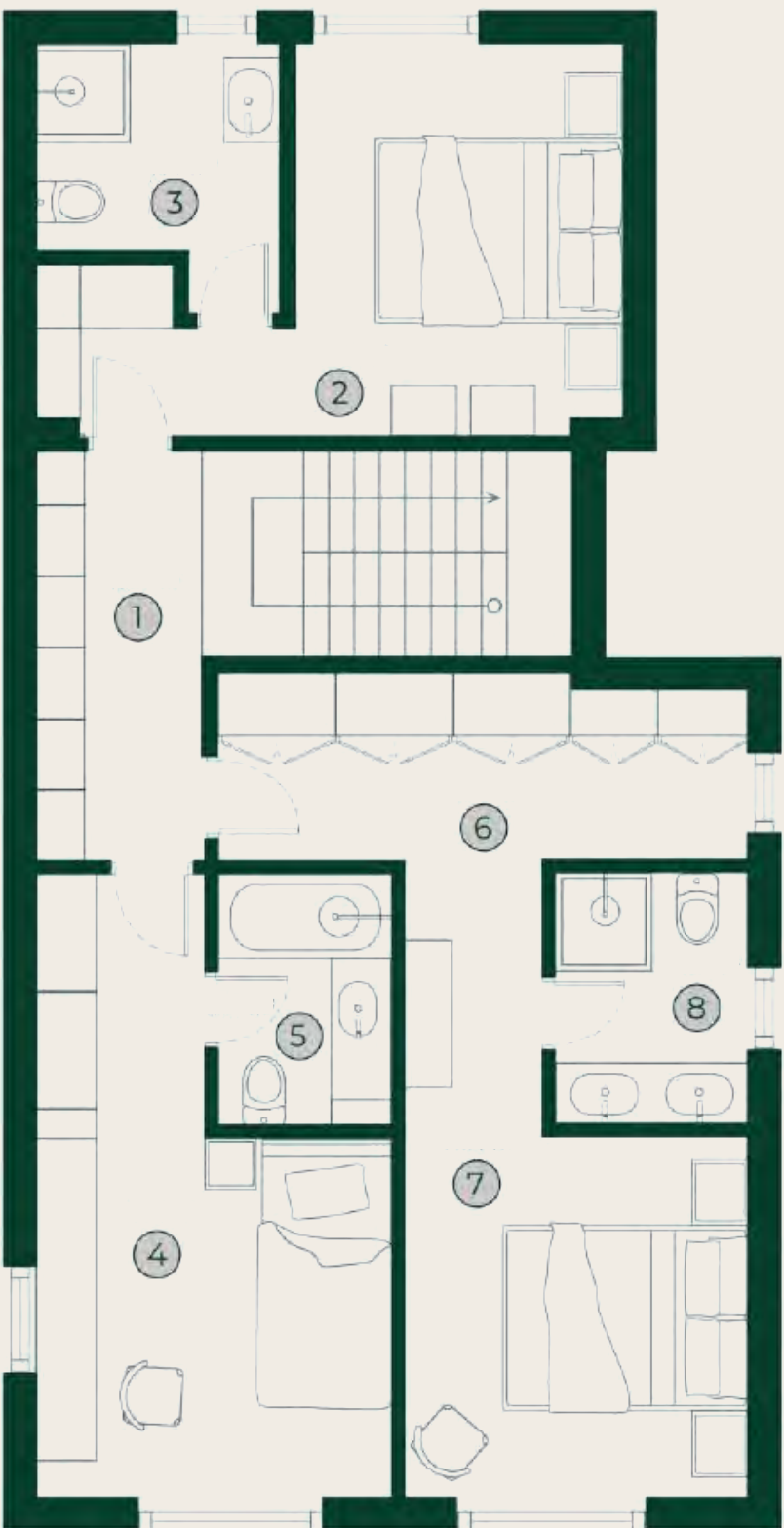
Ground floor



TOTAL AREA 128,59 m<sup>2</sup>

1. Hall	18,12 m <sup>2</sup>	6. Wardrobe	3,59 m <sup>2</sup>
2. WC	1,59 m <sup>2</sup>	7. Kitchen- Dining room	35,13 m <sup>2</sup>
3. Technical room	2,77 m <sup>2</sup>	8. Living room	23,87 m <sup>2</sup>
4. Bedroom	11,69 m <sup>2</sup>	9. Terrace	22,48 m <sup>2</sup>
5. Bathroom	4,52 m <sup>2</sup>	10. Terrace	4,82 m <sup>2</sup>

First floor



TOTAL AREA 74,10 m<sup>2</sup>

1. Hall	6,53 m <sup>2</sup>	5. Bathroom 2	3,67 m <sup>2</sup>
2. Bedroom 1	14,98 m <sup>2</sup>	6. Wardrobe	8,88 m <sup>2</sup>
3. Bathroom 1	4,99 m <sup>2</sup>	7. Bedroom 3	14,77 m <sup>2</sup>
4. Bedroom 2	16,09 m <sup>2</sup>	8. Bathroom 3	4,17 m <sup>2</sup>

### Total covered area

Covered Internal Area	217 m <sup>2</sup>
Covered Terraces	29 m <sup>2</sup>
BBQ zone	10 m <sup>2</sup>
Garage	33 m <sup>2</sup>

Total covered area 289 m<sup>2</sup>

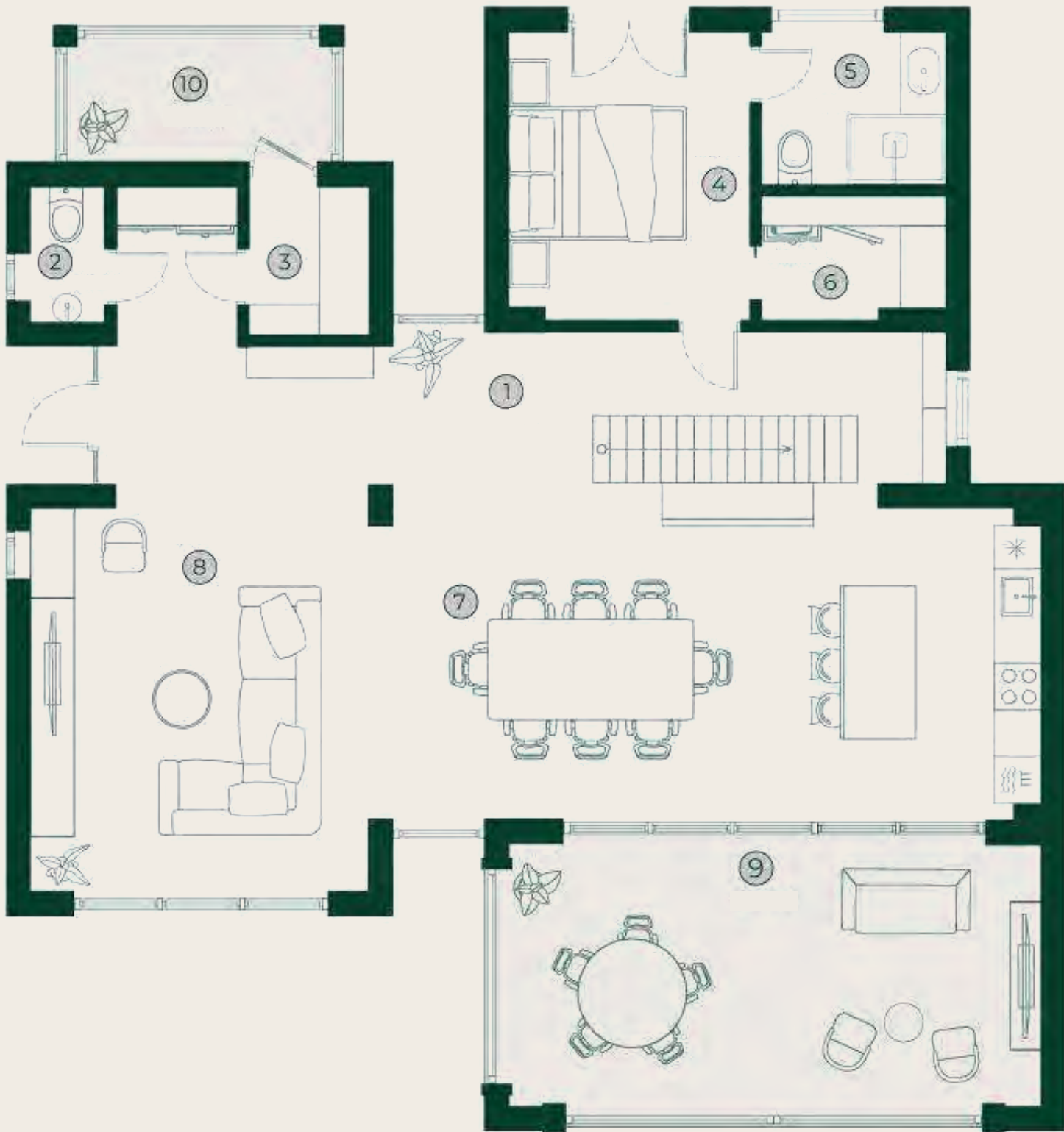




# VILLA TYPE B

## 189 M<sup>2</sup>(3 BEDROOMS)

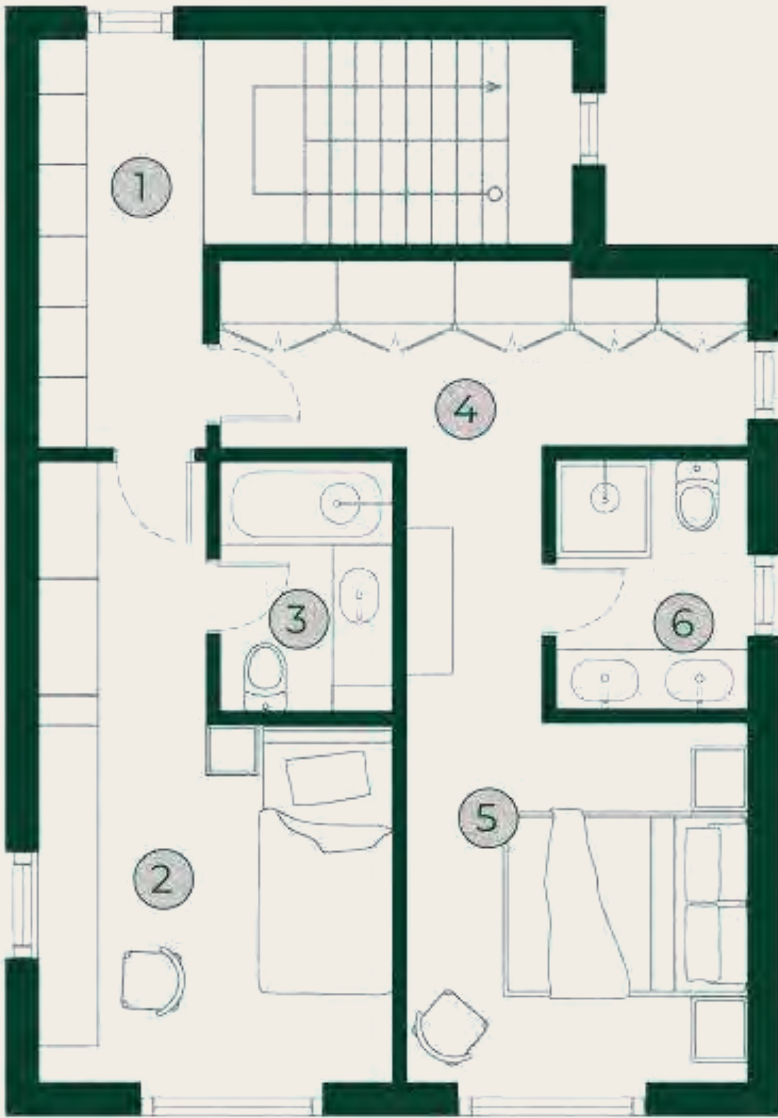
Ground floor



TOTAL AREA **126,43 m<sup>2</sup>**

1. Hall	17,62 m <sup>2</sup>	6. Wardrobe	3,06 m <sup>2</sup>
2. WC	1,63 m <sup>2</sup>	7. Kitchen- Dining room	35,41 m <sup>2</sup>
3. Technical room	2,92 m <sup>2</sup>	8. Living room	23,82 m <sup>2</sup>
4. Bedroom	11,06 m <sup>2</sup>	9. Terrace	22,77 m <sup>2</sup>
5. Bathroom	3,18 m <sup>2</sup>	10. Terrace	4,95 m <sup>2</sup>

First floor



TOTAL AREA **53,69 m<sup>2</sup>**

1. Hall	6,37 m <sup>2</sup>	4. Wardrobe	8,85 m <sup>2</sup>
2. Bedroom 2	15,98 m <sup>2</sup>	5. Bedroom 3	14,62 m <sup>2</sup>
3. Bathroom 1	3,70 m <sup>2</sup>	6. Bathroom 2	4,17 m <sup>2</sup>

### Total covered area

Covered Internal Area	189 m <sup>2</sup>
Covered Terraces	29 m <sup>2</sup>
BBQ zone	10 m <sup>2</sup>
Garage	33 m <sup>2</sup>

Total covered area 261 m<sup>2</sup>





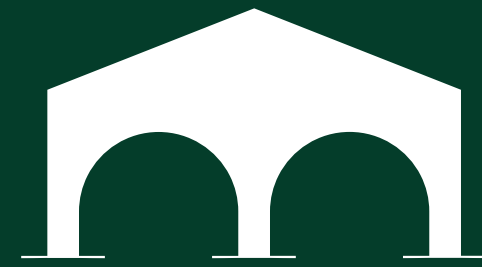
## 10 PATIOS

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Each villa has its own private sanctuary – a carefully landscaped courtyard with a refreshing private pool.

Indulge in the luxury of a morning dip or bask in the glow of the sunset by your private pool. The patio becomes an oasis of relaxation and rejuvenation, a place to savour the moments and leave the stress of the day behind.



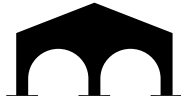


NICHE VILLAS

# BELLE AIR

Concept and Design by  
BOLSHAKOVA STUDIO





## 11 THE DEVELOPER

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**Nataly Bolshakova is the founder and lead designer of Bolshakova Studio, Creator and ideologue of Belle Air niche villas.**

Natalia has masterfully designed an exceptional concept based on her extensive experience in designing private modern interiors around the world.

Bolshakova Studio has won multiple international awards, including The SBID International Design, The SBID Product Awards, The International Design and Architecture Awards, The DNA Paris Design Awards, and the SIT Furniture Design Awards.

Nataly Bolshakova also serves as a judge in various competitions, such as the SIT Furniture Design Award 2023, A+Awards by Architizer 2023, Frame Awards in March 2022, Houzee Awards 2023, and WIN Awards 2023.

 <https://bolshakova-studio.com/>

 [bolshakova\\_studio](https://www.instagram.com/bolshakova_studio)







# LIVING ROOM





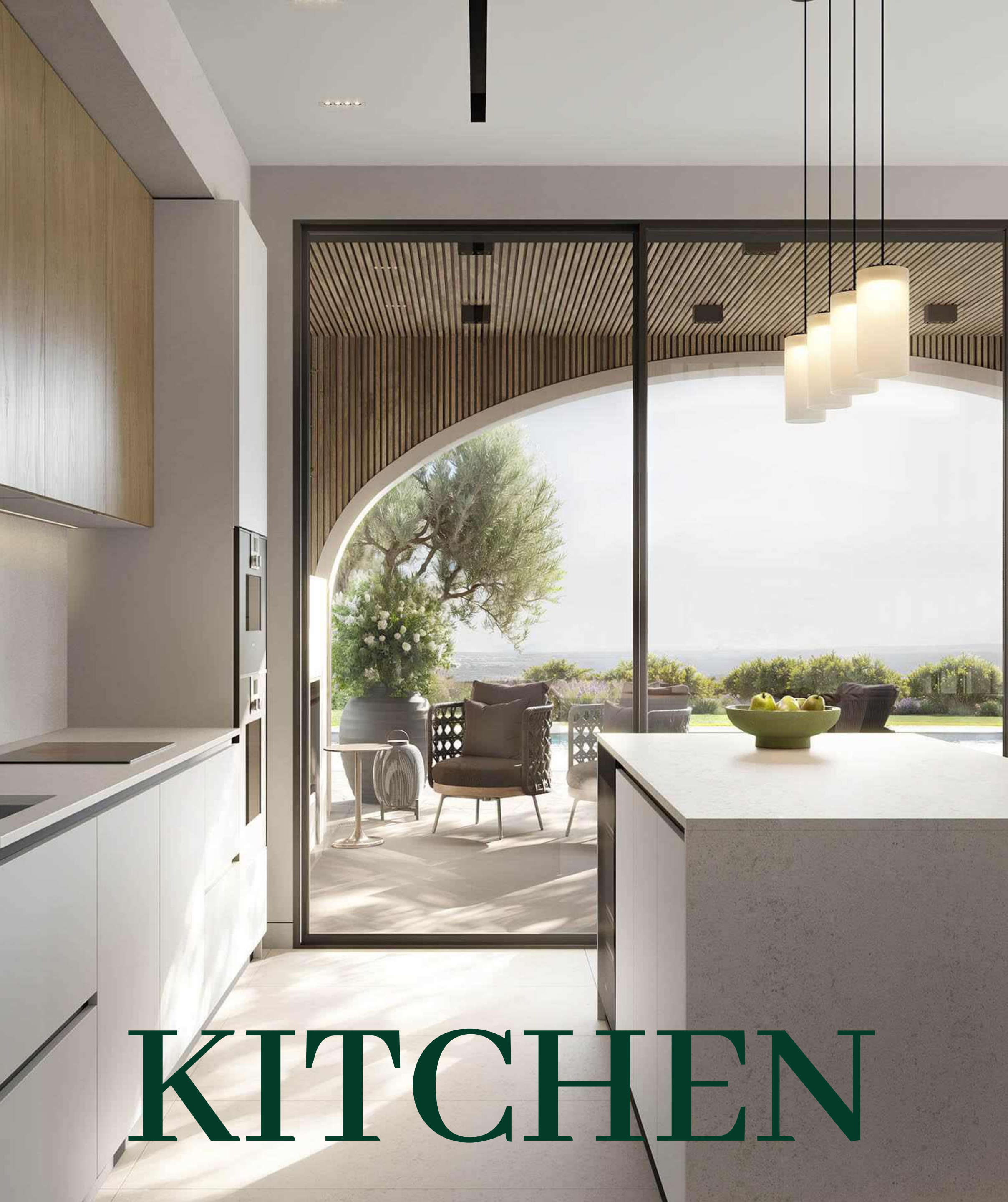
## 12 TAILOR-MADE INTERIORS

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We understand that your home reflects your unique style and personality. That's why we're delighted to introduce you to our bespoke interior design service, where we transform your dreams into a customised reality.

Whether you have a specific theme, colour palette or concept in mind, we work closely with you to understand your preferences and create a design that is as unique as you are. From concept sketch to final realisation, we ensure that every detail fits your dream space.





KITCHEN











BEDROOM









BATHROOM





KIDS' BEDROOM





WARDROBE

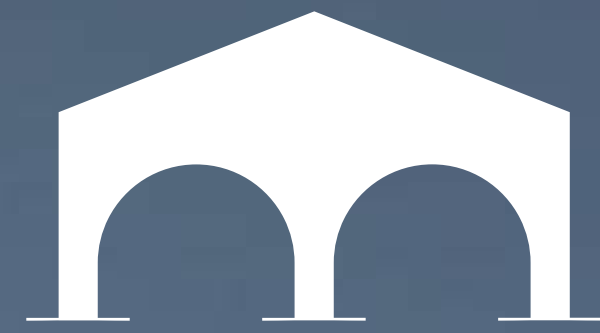






HOME OFFICE





NICHE VILLAS

# BELLE AIR

+357 99 73 66 99

[welcome@belleair.villas](mailto:welcome@belleair.villas)

CYPRUS, Souni, Limassol

@ [belle.air.cyprus](https://www.belle.air.cyprus)

🌐 [www.belleair.villas](http://www.belleair.villas)