

THE U HILL

L U X U R Y R E S I D E N C E









UNBEATABLE LOCATION

Located in LEFKAS STREET, AGIOS FANOURIOS ARADIPOU Close to amenities such as schools, supermarket. Just a 10-minute drive from Larnaca International Airport, Larnaca Town, and the beach, immediate access to the highway network connecting to Nicosia (35 mins), Limassol (45 mins), and Ayia Napa (30 mins).

YOUR MEDITERRANEAN ESCAPE, WHERE THE CITY MEETS THE SEA

Whether you are looking for a vibrant summer getaway or a tranquil "home away from home", The U Hill Luxury Residences apartments offers a lifestyle of comfort, leisure, and luxury.





UNIQUE INVESTMENT

Situated in the high-demand area near the **Metropolis Mall**, which rapidly evolved into the city's premier residential and commercial hub.

The property market value in the area is rising due to the high accessibility, surrounding amenities and the new Metropolis Mall.



LIVE-WORK-PLAY

At The U Hill, everyday living is designed around balance and wellbeing. Residents can unwind in a private swimming pool, an exclusive space that offers a peaceful escape under the Cyprus sun, or maintain an active routine in the fully equipped gym, thoughtfully designed for convenience and comfort. Together, these amenities create a lifestyle where relaxation, fitness, and modern living come naturally.



MODERN LIVING IN THE HEART OF LARNACA

The U Hill Luxury Residences offers a balanced lifestyle, functional 2-bedroom homes, wellness amenities, and a shared sense of community in one of Larnaca's desirable residential area .

Smart Design: Open-plan living spaces with floor-to-ceiling windows to maximize natural light and Mediterranean breezes.

Expansive Verandas: 25 Sqm Verandas, isn't just a balcony; it's an outdoor living room.

Premium Finishes: High-quality Italian kitchens, luxury tiling, and modern energy-efficient systems.

Secure & Private: Gated complex with dedicated covered parking and private storage for every apartment.



1ST -4TH FLOOR 2 BEDROOMS

FLOOR PLANS



1ST -4TH FLOOR -2 BEDROOMS

BUILDING A



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1ST -4TH FLOOR -2 BEDROOMS

BUILDING B



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1ST -4TH FLOOR -2 BEDROOMS

BUILDING C



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5TH FLOOR 3 BEDROOM PENTHOUSE

FLOOR PLANS

BUILDING A



BUILDING B



BUILDING C



5TH FLOOR - 3 BEDROOM PENTHOUSE

BUILDING A



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5TH FLOOR - 3 BEDROOM PENTHOUSE

BUILDING B



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5TH FLOOR - 3 BEDROOM PENTHOUSE

BUILDING C



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TECHNICAL SPECIFICATIONS

STRUCTURAL & CONSTRUCTION DETAILS

SKELETON & FOUNDATIONS

- Reinforced concrete frame with Mat Foundation and Encased Foundation Beams
- Concrete C30/37, tested according to CYS EN 12390 standards
- Built following Eurocodes and Antiseismic regulations

MASONRY

Exterior: 25 cm perforated bricks (250×200×300 mm)

Interior: 10 cm first-quality bricks (300×200×100 mm)

Lined externally with Multipor or similar thermal insulation

FLOORS & SANITARY WEAR

- Living/Dining/Kitchen: Ceramic granite (€25/m²)
- Bedrooms: Parquet laminate (€25/m²) or Ceramic granite (€25/m²)
- Bathrooms/WC: Ceramic walls (€25/m²) full walls cover up to the ceiling
- Verandas: Ceramic (€25/m²)

Each apartment will be equipped with sanitary fixtures and mixers, including the kitchen sink, with a total purchase value of €1,500 FIXED.

COATINGS

Walls: 2 coats of souva + 1 coat FINISH

Ceilings: Fair face and spatula, 3 coats (STANDARD FINISH - SPATULA)

THERMAL & ENERGY EFFICIENCY

- Thermal facade with Multipor system
- Roof insulation: extruded polystyrene 8 cm + concrete 10 cm + reinforced asphalt cloth 4 cm
- Light Concrete in interior floors for thermal insulation
- Microcement insulation on outdoor verandas

UTILITIES & AMENITIES

PLUMBING & SEWERAGE

- Separate plumbing with pipe-in-pipe for hot/cold water
- Hot/cold water pressure system with pumps
- Veranda water taps and outdoor outlet points

AIR CONDITIONING & HEATING

- Pre-installed electrical and mechanical intubations for air conditioning
- Solar water heaters: 150 l per apartment with 2 roof collectors each
- Provision for air conditioning units is included in living rooms, kitchens, and bedrooms for buyers to fit their own units.

ELEVATOR

- Luxury, quiet, stainless-steel cabin by MIDEA or equivalent (OTIS, SCHINDLER etc.).

SECURITY & COMMON AREAS

- Access control at main entrance
- Parking entrance barrier

FRAMES, CARPENTRY & FINISHES

- Aluminum frames: MU3000 THERMAL (sliding), MU2075 THERMAL (opening), double-glazed
- Apartment entrance doors: fire safety approved
- Kitchen: melamine skeleton, laminate doors
- Mezzanine doors: white laminate or any other colour selection.

If the buyer selects their own supplier, 40% will be deducted from the listed prices.

RESTRICTIONS

- External appearance cannot be modified
- Any material changes or demolitions must be pre-approved
- VAT not included in prices



Unique Properties By T.Sh Group – Unique Vision. Proven Expertise.

A premier real estate development firm newly established in Cyprus, The strength of **T.Sh Group** lies in the powerful synergy of its founders:

Engineer Ameer & Abir Tanus : Bringing extensive engineering experience in developing premium residential complexes.

Mr. Ramy Shahin: with a distinguished track record in high-tech investments.

Collaborating with Excellence

To ensure the highest standards of delivery, **Unique Properties** collaborates with Cyprus's leading architects, top-tier legal advisors, and premier industry professionals to ensure that every development complies with the most stringent regulations.

THE ARCHITECT



"At D. Kaimakliotis Architects, we approach every project as an opportunity to combine functionality with timeless design. For The U Hill, our aim was to create residences that go beyond the ordinary—where form, materiality, and natural light come together to shape a harmonious and comfortable living environment."

Dimitris Kaimakliotis
Chartered architect
Member of the RIBA / arb / eTek



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