



HILLTOWN
CYPRUS

Reserve Your Dreams

by TOROS INVEST



Greetings

Welcome to Hilltown Cyprus, where diversity becomes a masterpiece and every element harmonizes to elevate your lifestyle. From luxurious homes with breathtaking views to exclusive resort experiences and promising rental income advantages.

Hilltown Cyprus is more than a destination; it's a symphony of modern living. Discover the essence of diverse elegance, where homes, luxury, exclusivity, the future, and leisure seamlessly converge. Your journey to a life enriched with harmony starts here.

At Hilltown Cyprus, we unite precision engineering with captivating design, weaving sustainability into the very fabric of our living areas. Each residence is a testament to our commitment to excellence, where cutting-edge engineering meets thoughtful design, all in harmony with a sustainable future.

Your life's next chapter is awaiting you and you may start with this elegance adventure with just turning the pages


DIRECTOR
CIVIL ENGINEER



HILLTOWN CYPRUS by TOROS INVEST





WHY NORTHERN CYPRUS?

Cyprus, the third largest island in the Mediterranean, welcomes around 3 million tourists annually with its natural beauty, unique beaches, and nearly 10 months of clean and sunny weather.

NorthCyprus has been identified as one of the safest countries among 106 countries in research and stands out with its peaceful and lively island life.

According to an article published in Forbes magazine, Northern Cyprus, which seems to be the best coastal country for real estate investment in 2021, especially draws the attention of European investors with its concept projects and high rental income in British Pounds in recent years.

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GİRNE
(27km)

ESENTEPE

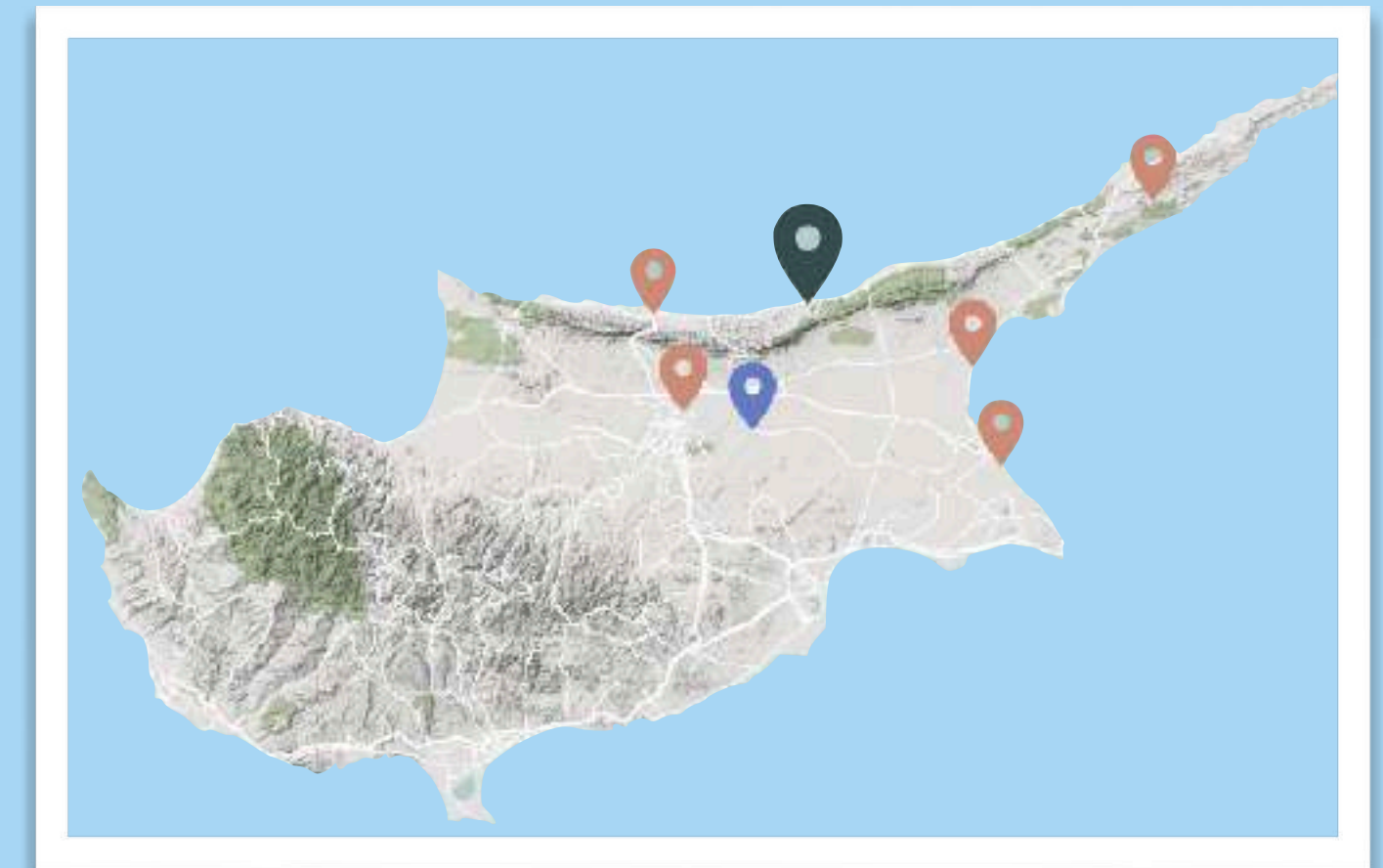
KARPAZ
(68 km)

LEFKOŞA
(58 km)

ERCAN HAVAALANI
(37 km)

YENİ İSKELE
(44 km)

GAZİMAĞUSA
MARAŞ



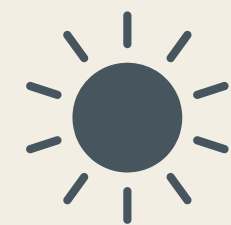
The rising trend of holiday homes worldwide is finding a whole new space in Esentepe with optimal building conditions.

Esentepe region, with its unique sunset, sea, and nature views, **is one of the most popular areas on the island** for both real estate investors and property developers.

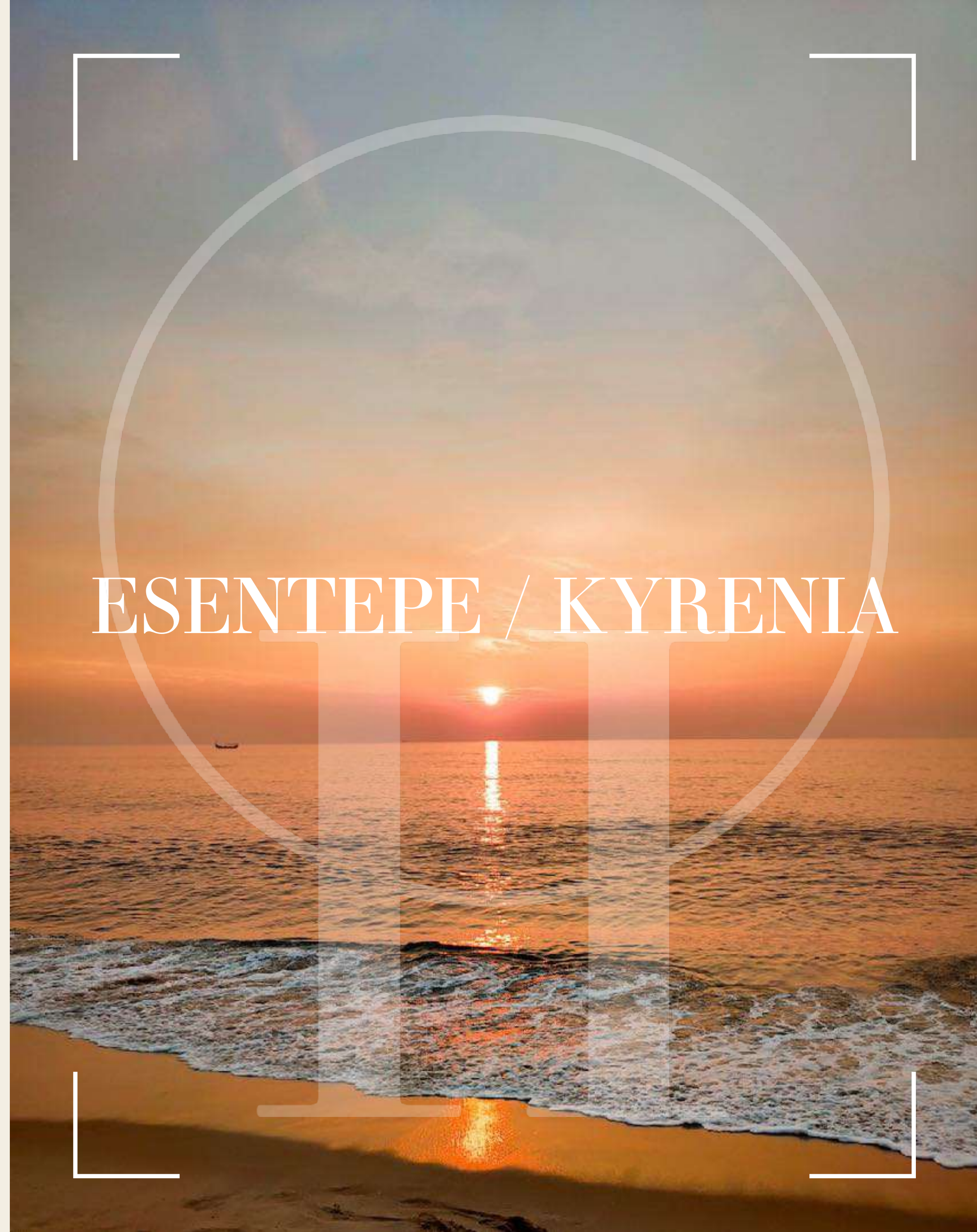
Thanks to low building density, Esentepe offers a life closely intertwined with nature, combining comfort and healthy living with its unique climate and oxygen-rich air.

Projects with an **average payback period of 10-12 years** through rental income are especially favored by investors from the UK, Germany, Russia, and Scandinavian countries.

Located in the center of important settlements in Cyprus, Esentepe will be approximately 30 minutes away from Ercan Airport via the Nicosia - Çatalköy road currently under construction by the Republic of Turkey.



ESENTEPE / KYRENIA





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RESERVE YOUR DREAMS



HILLTOWN
CYPRUS

A MASTERPIECE OF DIVERSITY

Hilltown Cyprus: a masterpiece of diversity. Vista for homes, Resort for luxury, Limited for exclusivity, Suit for the future, and Beach for leisure. Elevate your lifestyle, where every element sings harmony. Experience the added advantage of seamless rental income opportunities, as Hilltown's unique integration with the hotel ensures expert management and lucrative returns for home investors.



HILLTOWN
BEACH CLUB

HILLTOWN
VISTA

HILLTOWN
RESORT

HILLTOWN
LIMITED

HILLTOWN
SUITS

Orman

Orman

Orman

THE WORLD OF HILLTOWN CYPRUS



HILLTOWN
SUITS

HILLTOWN
RESORT

HILLTOWN
VISTA

HILLTOWN
LIMITED

HILLTOWN
BEACH CLUB

*One and
Only Beach
Club In
Esentepe*

THE WORLD OF HILLTOWN CYPRUS

HILLTOWN BEACH CLUB

HILLTOWN VISTA

HILLTOWN RESORT

HILLTOWN LIMITED

UPCOMING PROJECT

HILLTOWN SUITS

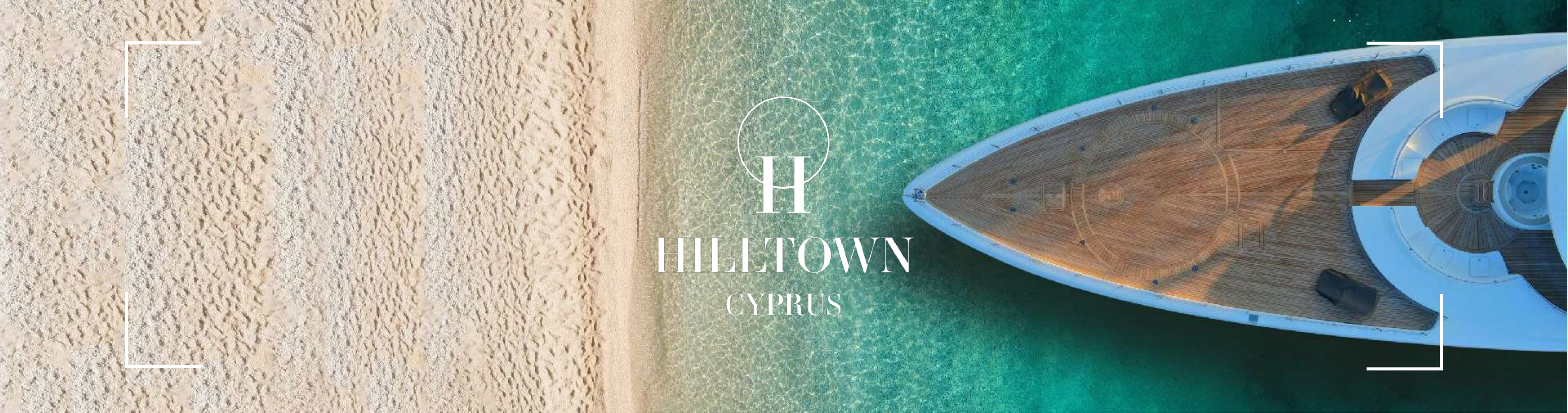
Forest

Forest

Forest

Forest





HILLTOWN
CYPRUS

THE WORLD OF HILLTOWN CYPRUS

RESORT

*Harmony in Diversity: House
And Hotel Fusion for
A Thriving Community*

VISTA

*Serene Fusion of Sea, Lake,
Pool, and Forest Views.*

LIMITED

*Limitless Luxury, Limited
Villas*

SUITS

*(Upcoming Project)
Where Vision Meets Reality in
the Next Chapter of Hilltown
Cyprus*

BEACH CLUB

*Seaside Bliss, Exclusive
Experience*

WHERE LUXURY MEETS PROFITABLE LIVING HILLTOWN RESORT

Unlock a world of exclusive privileges with Hilltown Resort, where luxury living extends beyond the hotel walls for our admired homeowners. When you choose to buy a house within our prestigious project, you're not just acquiring a residence; you're gaining access to a lavish lifestyle created for delicate tastes.



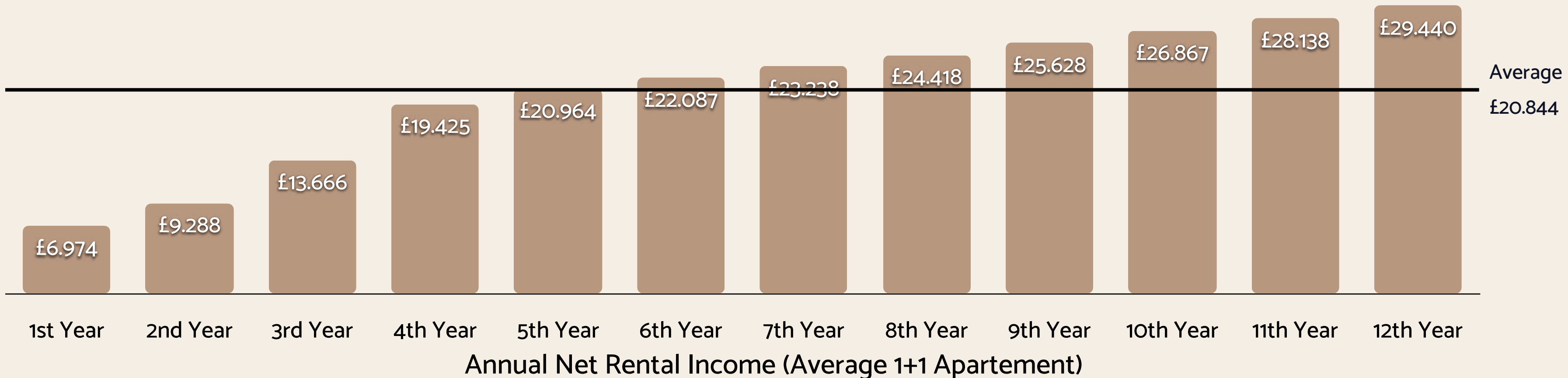
RUI
10-12 Year
 AVERAGE
 PAYBECK PERIOD

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RENT YOUR HOME AS A HOTEL

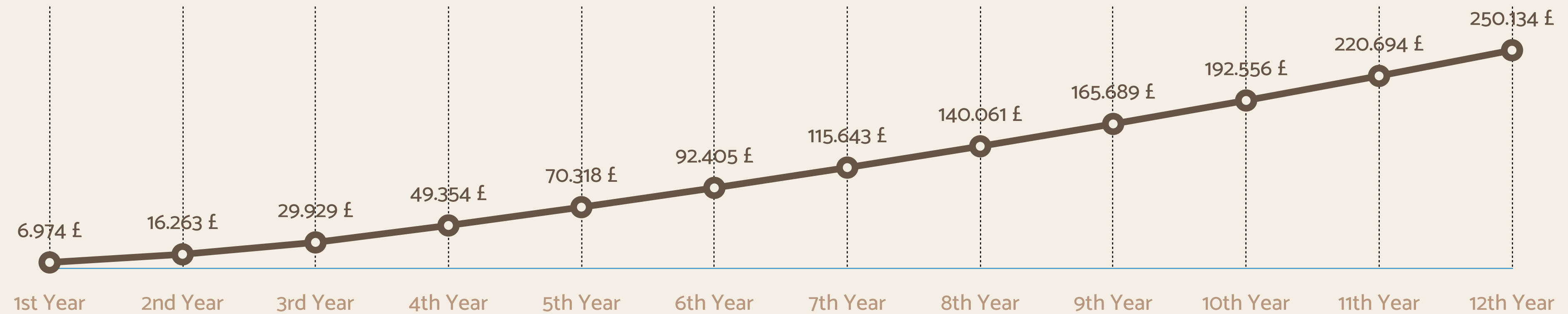
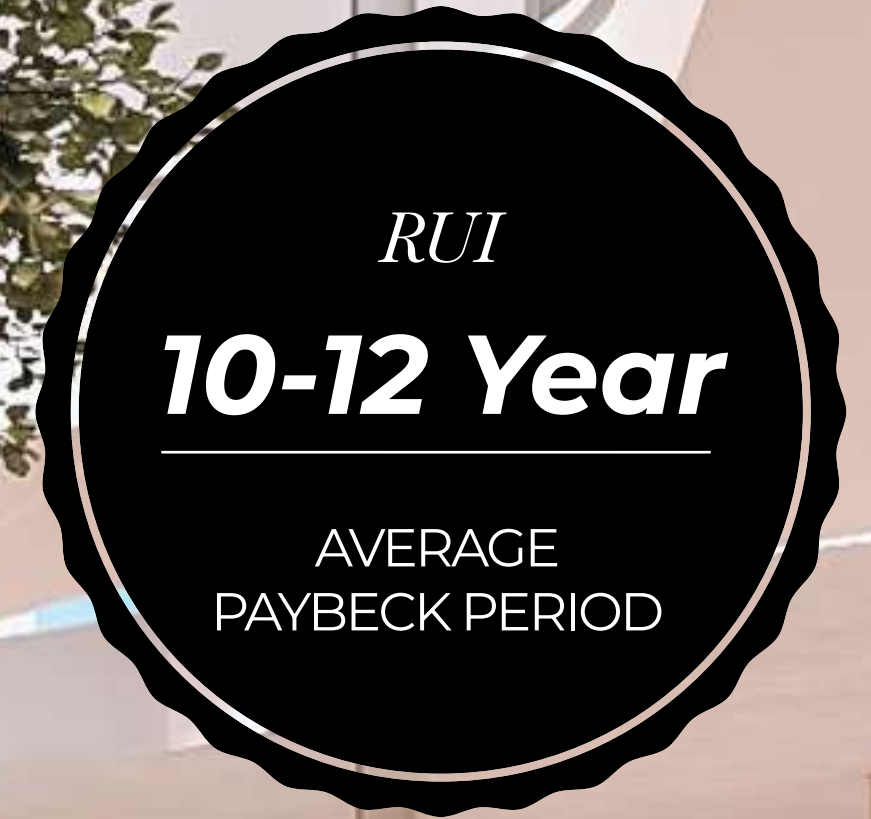
Moreover, investors can **maximize their rental incomes** through our professional hotel management services, ensuring a hassle-free experience.





RENT YOUR HOME AS A HOTEL

With an **international brand** overseeing the hotel management, you can rest assured that your property is in expert hands. Hilltown Cyprus isn't just a residence; it's a **strategic investment**, promising a lifestyle that combines the best of residential comfort and profitable returns.



Cumulative Net Rental Income (Average 1+1 Apartment)

**The above data has been prepared based on rental data provided by international hotel management companies and shows the estimated net revenues obtained after deducting all operational expenses such as personnel, repair, maintenance, advertising, marketing and business management expenses.*

RENEW, REFRESH,

Indulge in a sanctuary of well-being at Hilltown Resort, where our world-class wellness services redefine relaxation and rejuvenation, ensuring a holistic experience for mind, body, and soul.

INFINITY
POOL

SPA &
MASSAGE

SAUNA

VITAMIN
BAR

TURKISH
BATH

STEAM
ROOMS

GYM

REGENERATION
ROOMS





EVERY DAY UNFOLDS IN ADVENTURE

Discover an abundance of outdoor adventures at Hill Town Cyprus all in one spectacular destination

MINI GOLF

TENNIS COURT

BASKETBALL COURT

YOGA TERRACE

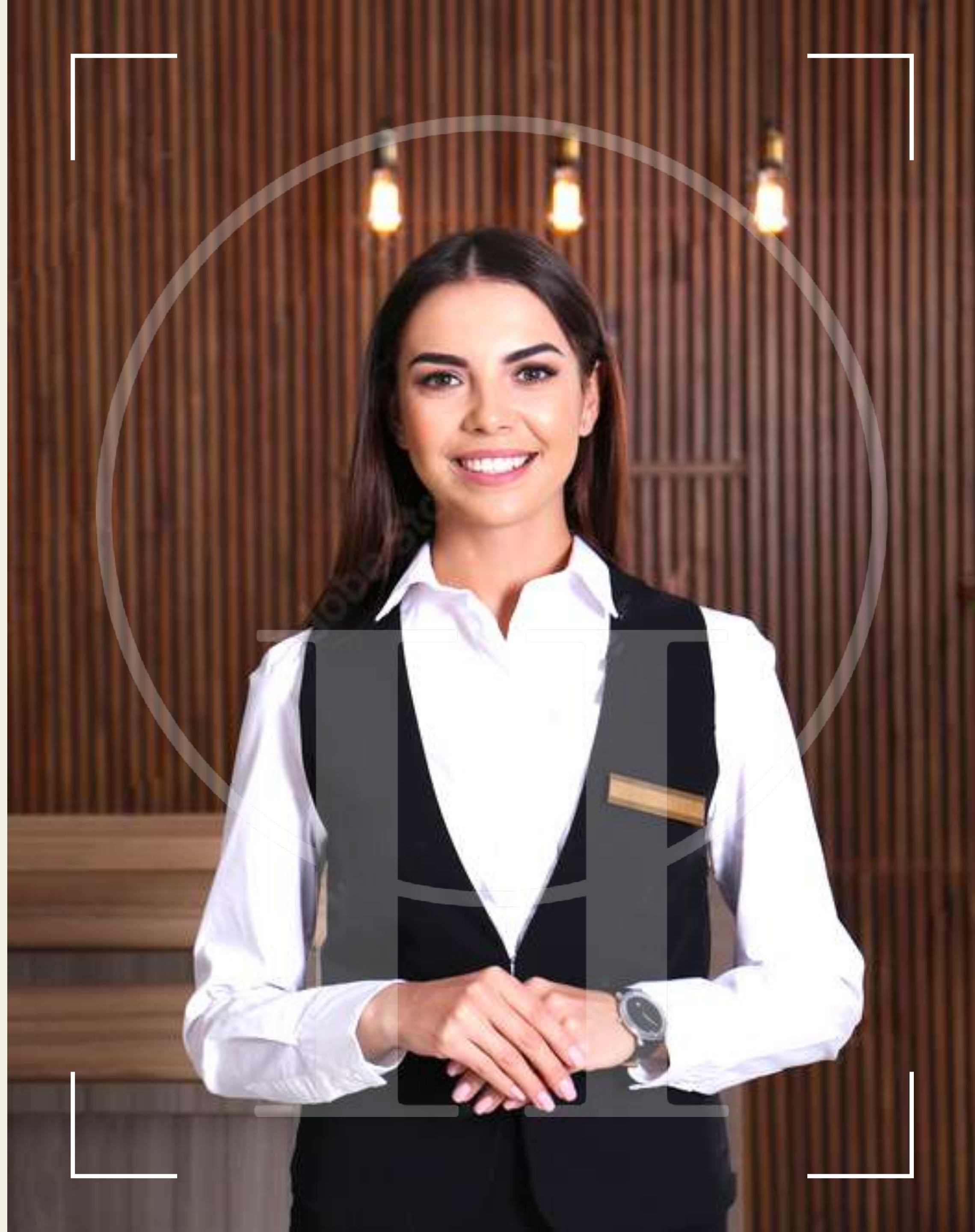
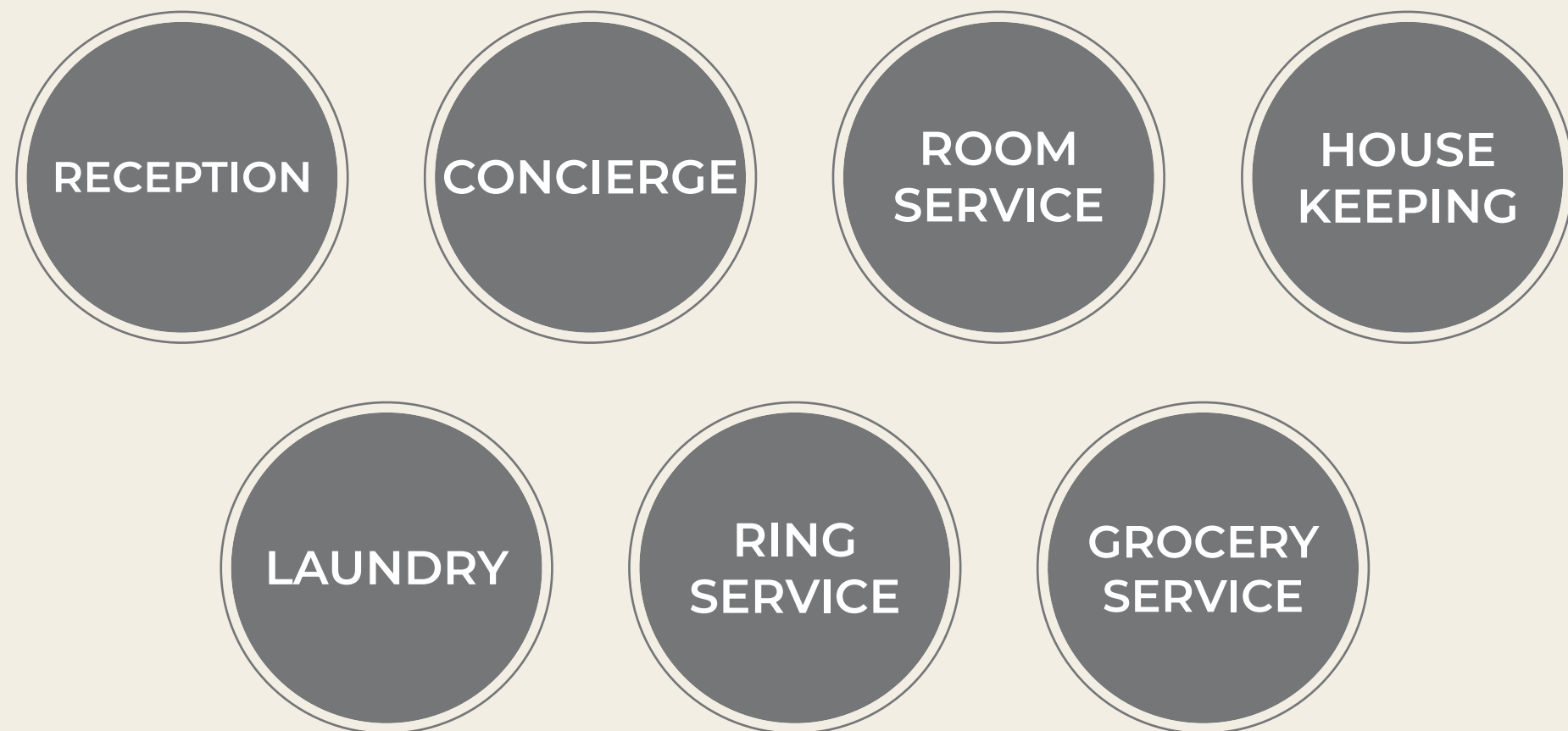
TRACKING PATH

CLIMBING WALL

KID'S PLAYGROUND

EVERY SERVICE IS A SYMPHONY OF LUXURY

At Hilltown Resort, every detail is attended to with impeccable care. From our personalized concierge and room service to flawless housekeeping and convenient laundry services, we ensure a seamless and luxurious experience, so you can indulge in every moment of your living with utmost ease.



SEASIDE SERENITY,
EXCLUSIVE LIVING
HILLTOWN BEACH





HILLTOWN BEACH CLUB

*One and
Only In
Esentepe*

Hilltown Beach Club stands alone in coastal elegance.

Our unique design captures the essence of the Mediterranean, providing an exclusive retreat by the sea. Indulge in comfort, savor delights at our restaurant and immerse yourself in the beauty of the region's only beach club.



SEASIDE BLISS, UNRIVALED LUXURY

Unmatched coastal elegance,
where unique design meets
Mediterranean indulgence.

At Hilltown Cyprus, homeowners
revel in the ultimate privilege –
complimentary access to the
exclusive Beach Club, where
every day unfolds in seaside
sophistication and leisure,
completely free of charge.

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HILLTOWN CYPRUS BY TOROS INVEST

*One and
Only In
Esentepe*



INSPIRED LANDSCAPE DESIGN

Hilltown's special landscape design transforms living spaces into tranquil havens, seamlessly blending nature's beauty with modern luxury.

At Hilltown Cyprus, our commitment to sustainability extends to using epidemic plants in our landscape design.





HILLTOWN
CYPRUS

ART AND SUSTAINABILITY

By embracing these resilient plants, we not only enhance the natural beauty of our surroundings but also significantly lower maintenance costs, aligning with our dedication to a greener and more efficient future





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HILLTOWN CYPRUS | TOROS INVEST



HILLTOWN
CYPRUS

ART AND SUSTAINABILITY

Hilltown Cyprus: Where Beauty
Meets Sustainability in Every
Landscape Detail.

EVERY SUNSET TELLS A STORY; HILLTOWN VISTA

Hilltown Vista homes: unveil the extraordinary.
Each residence, a symphony of stunning sea, mesmerizing forest, and spectacular landscape views.





H
HILLTOWN
VISTA
1+1 SUIT VILLAS

MODERN COMFORT

Experience the epitome of cozy luxury in Hilltown Vista's 1+1 bungalows, where modern elegance meets intimate comfort, creating a harmonious retreat in the heart of natural beauty.

1+1 SUIT VILLAS

GARDEN FLOOR

1ST FLOOR



	NET AREA
LIVING AREA	32,82 m ²
BEDROOM	15,13 m ²
BATHROOM	3,63 m ²
WC	1,92 m ²
STAIRS	4,86 m ²
VIEW TERRACE	7,17 m ²
GARDEN TERRACE	7,2 m ²
ZEN GARDEN	20,33 m ²
TOTAL NET (CLOSED)	58,36 M²
TOTAL NET (OPEN)	34,7 M²
TOTAL GROSS	85,66 M²





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HILLTOWN
VISTA

1+1 GARDEN SUITS

SIGNATURE OF DISTINCTIVE LIVING

Experience the epitome of refined living at Hilltown Vista, whether surrounded by lush greenery in the Garden Suites.

HILLTOWN CYPRUS by TORONTO

1+1 GARDEN SUITS C2

ROOM	NET AREA
LIVING AREA	24,35 m ²
BEDROOM 1	12,97 m ²
BATHROOM	3,9 m ²
HALL / CORRIDOR	4,54 m ²
TERRACE	18,17 m ²
SUN & POOL GARDEN	20,61 m ²
TOTAL NET (CLOSED)	45,76 M²
TOTAL NET (OPEN)	38,78 M²
TOTAL GROSS	72,96 M²



1+1 GARDEN SUITS C3

ROOM	NET AREA
LIVING AREA	24,35 m ²
BEDROOM 1	13,4 m ²
BATHROOM	3,71 m ²
HALL / CORRIDOR	4,22 m ²
TERRACE	18,17 m ²
SUN & POOL GARDEN	10,22 m ²
TOTAL NET (CLOSED)	45,68 M²
TOTAL NET (OPEN)	28,39 M²
TOTAL GROSS	72,56 M²





HILLTOWN
VISTA

2+1 LOFT PENTHOUSES

SIGNATURE OF DISTINCTIVE LIVING

Ascend to extraordinary living in Hilltown Vista's 2+1 Loft Penthouse Suite, where modern elegance meets architectural innovation, offering a heightened sense of space and style in the heart of scenic luxury.



2+1 LOFT PENTHOUSES C2

ROOM	NET AREA
LIVING AREA	24,35 m ²
MASTER BEDROOM	12,09 m ²
MASTER BATHROOM	3,87 m ²
BEDROOM 1	10,78 m ²
BATHROOM	3,9 m ²
CELLAR	4,04 m ²
HALL / CORRIDOR	6,67 m ²
HALL + STAIRS	11,4 m ²
BALCONY 1	7,46 m ²
PARENT TERRACE	7,44 m ²
ROOF TOP	37,22 m ²
TOTAL NET (CLOSED)	77,1 M²
TOTAL NET (OPEN)	52,12 M²
TOTAL GROSS	148,65 M²



ROOT TOP TERAS



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HILLTOWN CYPRUS by TOROS INVEST



2+1 LOFT PENTHOUSES C3

ROOM	NET AREA
LIVING AREA	24,35 m ²
MASTER BEDROOM	12,09 m ²
MASTER BATHROOM	4 m ²
BEDROOM 1	9,8 m ²
BATHROOM	3,71 m ²
CELLAR	3,01 m ²
HALL / CORRIDOR	6,28 m ²
HALL + STAIRS	8,87 m ²
BALCONY 1	7,46 m ²
PARENT TERRACE	8,36 m ²
ROOF TOP	33,8 m ²
TOTAL NET (CLOSED)	72,11 M²
TOTAL NET (OPEN)	49,62 M²
TOTAL GROSS	146,96 M²



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HILLTOWN CYPRUS by TOROS INVEST





ELEGANCE MEETS MEDITERRANEAN BLISS



HILLTOWN
VISTA

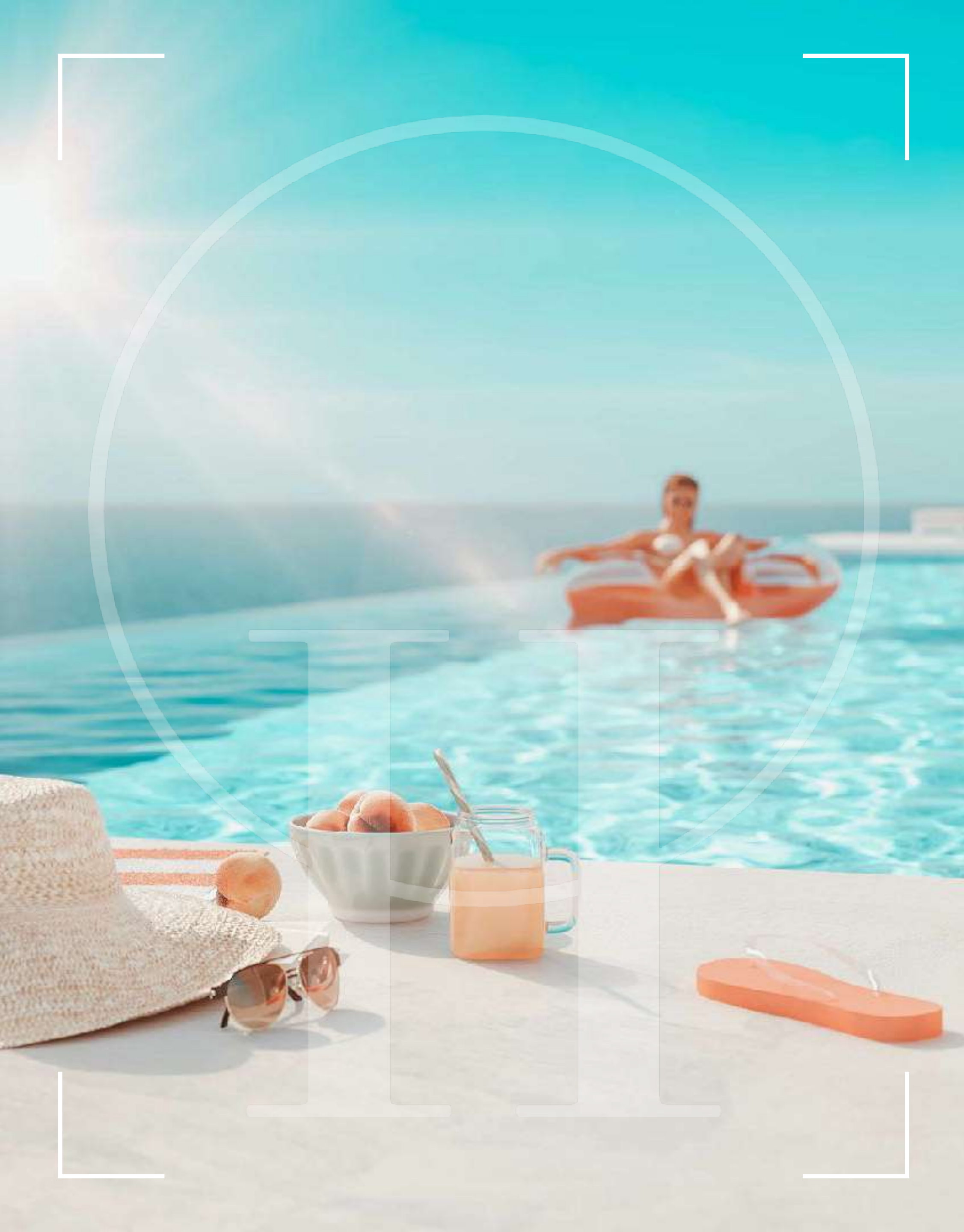
3+1 VISTA VILLAS

REDEFINING MODERN LIVING

Hilltown Vista's 3+1 villas redefine modern living with optimal design and luxury. Enjoy private pools, lush gardens, and captivating sea views.

These homes seamlessly blend elegance and functionality, offering a transformative living experience.





YOUR JOURNEY TO THE EXTRAORDINARY BEGINS

HILLTOWN LIMITED



HILLTOWN
LIMITED

4+1 LIMITED VILLAS

LIMITLESS LUXURY, LIMITED VILLAS

Hilltown Limited Villas redefine luxury amidst natural grandeur, seamlessly blending architectural excellence with breathtaking sea views and an infinity pool option. Your exclusive retreat awaits the epitome of opulence and sophistication.



HILLTOWN
LIMITED

4+1 LIMITED VILLAS

LIMITLESS LUXURY, LIMITED VILLAS

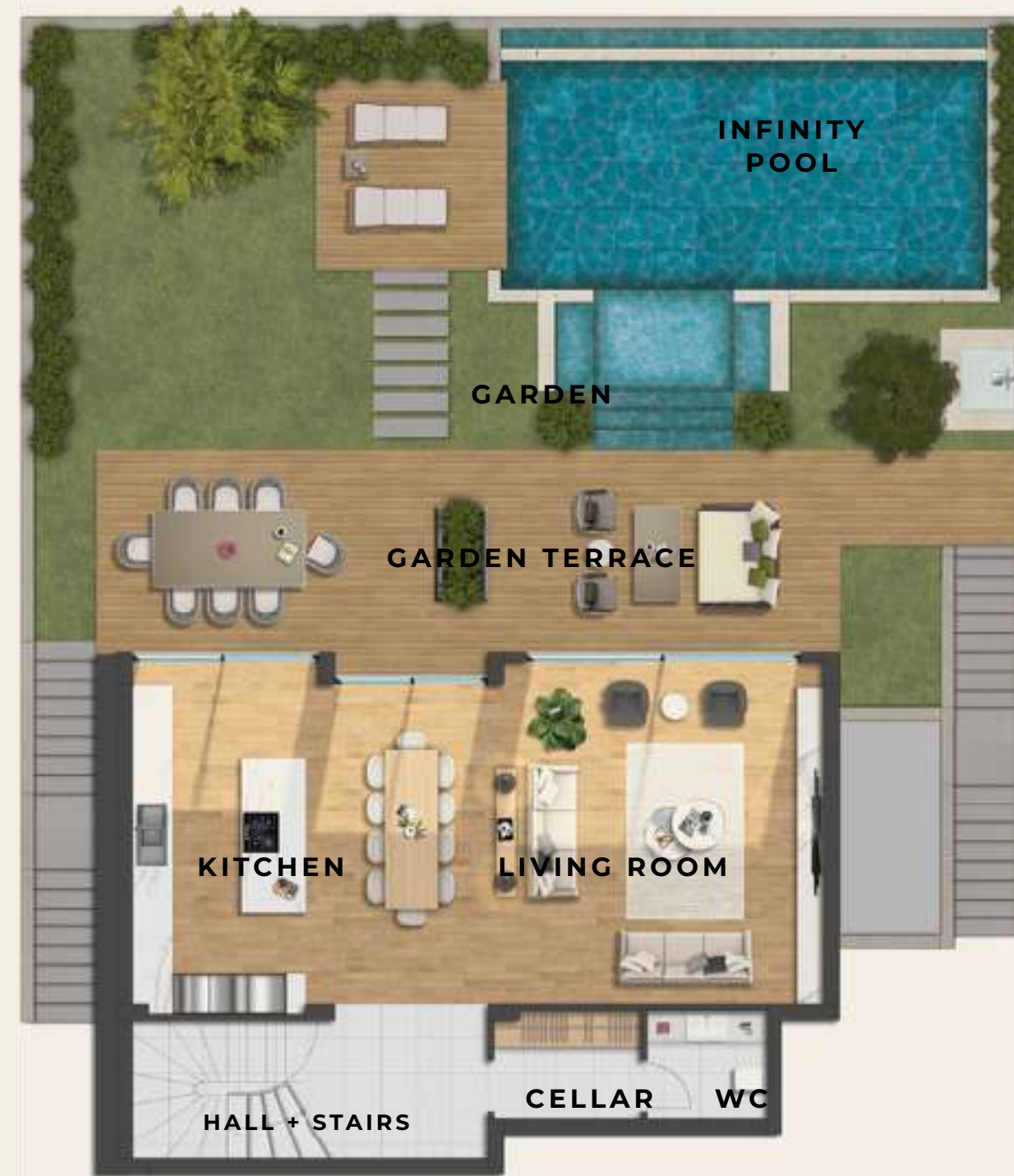
Hilltown Limited Villas redefine luxury amidst natural grandeur, seamlessly blending architectural excellence with breathtaking sea views and an infinity pool option. Your exclusive retreat welcomes you.

HILLTOWN CYPRUS BY MOROS INVEST



4+1 LIMITED VILLA - F2

GARDEN FLOOR



TERRACE FLOOR



1ST FLOOR

ROOM	NET AREA
LIVING ROOM	41,97 m ²
KITCHEN	15,96 m ²
MASTER BEDROOM	18,62 m ²
MASTER BATHROOM	5,31 m ²
BEDROOM 1	13,89 m ²
BEDROOM BATH	4,18 m ²
BEDROOM 2	13,69 m ²
BEDROOM 3	10,59 m ²
BATHROOM	4,68 m ²
WC	3,09 m ²
LAUNDRY	1,56 m ²
CELLAR	3,69 m ²
HALLS + STAIRS	40,65 m ²
BALCONY 1	2,43 m ²
BALCONY 2	7,32 m ²
PARENT TERRACE	13,39 m ²
ROOF TOP	34,5 m ²
GARDEN TERRACE	34,65 m ²
POOL	42,83 m ²
GARDEN	75,83 m ²
FRONT GARDEN	81,24 m ²
TOTAL NET (CLOSED)	177,88 M²
TOTAL NET (OPEN)	292,19 M²
TOTAL GROSS	358,71 M²

4+1 LIMITED VILLA - F4

ROOM	NET AREA
LIVING ROOM	40,52 m ²
KITCHEN	16 m ²
MASTER BEDROOM	18,62 m ²
MASTER BATHROOM	5,31 m ²
BEDROOM 1	13,89 m ²
BEDROOM BATH	3,68 m ²
BEDROOM 2	10,19 m ²
BEDROOM 3	10,78 m ²
BATHROOM	4,17 m ²
WC	2,2 m ²
LAUNDRY	1,12 m ²
CELLAR	2,47 m ²
HALLS + STAIRS	40,7 m ²
BALCONY 1	2,59 m ²
BALCONY 2	7,32 m ²
PARENT TERRACE	13,38 m ²
ROOF TOP	30,68 m ²
GARDEN TERRACE	42,66 m ²
POOL	59,27 m ²
GARDEN	88,6 m ²
FRONT GARDEN	70,89 m ²
TOTAL NET (CLOSED)	169,65 M²
TOTAL NET (OPEN)	315,39 M²
TOTAL GROSS	359,47 M²

GARDEN FLOOR



1ST FLOOR



TERRACE FLOOR







HILLTOWN
CYPRUS

Reserve Your Dreams

by TOROS INVEST