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REAL ESTATE

Belle Air Villas: Cyprus’s First Longevity-Focused Community in a Rising Mediterranean Market

Set in the tranquil village of Souni, this exclusive enclave near Limassol blends wellness-led living with strong investment appeal in one of Europe’s most dynamic regions.

28 Oct 2025 | By JamesEdition



Belle Air Villas, Souni, Limassol, Cyprus | Price upon request

Just 10 minutes from the beach and within easy reach of both Limassol and Paphos international airports, Belle Air offers residents a seamless blend of accessibility and tranquility in a natural Mediterranean setting.

Cyprus has emerged as a strategic investment destination within the European Union, offering international buyers a rare combination of favorable tax policies, robust property rights, and lifestyle advantages backed by world-class healthcare and education systems. As the island prepares for Schengen zone integration, the real estate market is experiencing significant momentum, particularly in emerging luxury enclaves outside major urban centers.

Belle Air represents a new paradigm in Mediterranean residential development, positioning longevity and wellness at the center of luxury living. This award-winning project delivers comprehensive amenities from padel courts and a 25-meter heated pool to biohacking services and meditation spaces, while its limited inventory of just 30 residences ensures exclusivity.



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Strategic Location and Investment Fundamentals

Belle Air occupies a privileged position in Souni, balancing serene natural surroundings with strategic access to Limassol’s economic engine and the broader advantages of Cyprus’s investment-grade real estate market.

Souni: Tranquil Retreat With Urban Connectivity

The village of Souni offers green landscapes of pine forests, wild orchids, and Mediterranean herbs, a peaceful haven for families and professionals seeking privacy just 20 minutes from Limassol. Residents benefit from proximity to international schools, marinas, cosmopolitan dining, and the island’s expanding tech hub.

In addition to its closeness to the beach and major airports, the area is known for Cyprus’s farm-to-table cuisine and boutique wineries producing high-quality local wines.

Limassol’s growth as a regional IT center continues to attract global firms and expatriate families, driving demand for premium housing in nearby areas like Souni.

With over 320 sunny days per year, fresh sea air, and an elevated setting, it offers ideal conditions for outdoor living, perfectly aligning with the development’s wellness-focused concept.

Increasingly, Cyprus itself is viewed as a leading relocation destination, valued for its safety, tax advantages, and relaxed Mediterranean lifestyle supported by a strong legal and financial framework.



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WATCHES

LIFESTYLE

GUIDES

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Market Trends

Local Knowledge

The Insider

Business Lens

Newsletter

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Cyprus: Compelling Market Dynamics and Returns Potential

Cyprus’s real estate sector demonstrates compelling advantages for international capital. As an EU member with anticipated Schengen zone entry, the island offers transparent legal frameworks and property rights protections that exceed regional standards. Foreign ownership faces no restrictions, and favorable tax policies, including reduced VAT rates for qualifying purchases, enhance net returns for strategic investors.

Limassol’s suburban markets have recorded average price appreciation of up to 10% annually in recent years, driven by infrastructure development and increasing recognition as a luxury destination. Market analysts project property values in Souni could rise by as much as 20% following Schengen integration, positioning early entrants for substantial capital gains.



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CARS

YACHTS

WATCHES

LIFESTYLE

GUIDES

Unique Living

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Market Trends

Local Knowledge

The Insider

Business Lens

Newsletter



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The luxury rental market remains equally robust, with premium villas in Limassol’s outskirts commanding estimated yields of 7%, well above Cyprus’s market average. This performance reflects strong demand from both short-term luxury tourism and long-term lease arrangements with affluent expatriates and corporate relocations.

Belle Air’s multiple international awards underscore its exceptional quality and position as a distinctive development even by global standards, providing additional confidence for investment-oriented buyers.



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CARS

YACHTS

WATCHES

LIFESTYLE

GUIDES

Unique Living

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Market Trends

Local Knowledge

The Insider

Business Lens

Newsletter



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Longevity-Centered Design and Bespoke Living

Belle Air redefines luxury residential development by integrating wellness infrastructure and customizable residences that support active, fulfilling lifestyles, positioning longevity as the ultimate luxury amenity.

Comprehensive Wellness Amenities and Community Spaces

The development’s amenities focus on health optimization and community connection. A dedicated sports zone includes professional padel courts, a 25-meter heated pool, gym facilities, and studios for yoga and Pilates. The wellness spa offers meditation rooms, sauna and steam areas, relaxation lounges, massage spaces, and biohacking services.

Together, these features create a holistic environment promoting fitness, stress relief, and social well-being. Architecture reinforces this vision, with villas designed for natural light, fresh air, and seamless integration with nature.



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CARS

YACHTS

WATCHES

LIFESTYLE

GUIDES

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Market Trends

Local Knowledge

The Insider

Business Lens

Newsletter

[View Listing ↗](#)

Belle Air includes a dedicated business zone with office spaces and conference lounge facilities, enabling residents to maintain productive work environments without sacrificing lifestyle quality. Entertainment and community spaces span a private cinema theater, residents’ lounge, coffee and snack bar, sunset lounge with fireplace, chess area, and a dedicated kids’ club and playground.

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WATCHES

LIFESTYLE

GUIDES

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Market Trends

Local Knowledge

The Insider

Business Lens

Newsletter

[View Listing ↗](#)

Investing in Cyprus’s Lifestyle Evolution

Belle Air Villas exemplifies Cyprus’s emergence as a sophisticated luxury destination where investment fundamentals align with exceptional lifestyle quality. With projected price appreciation of up to 20% following Schengen integration and estimated rental yields of 7%, the development offers compelling returns alongside wellness-centered living. For qualified buyers, reduced VAT rates of 5% create immediate savings that enhance overall investment value.

Beyond financial metrics, Belle Air represents an investment in health, community, and timeless design. For discerning investors seeking exposure to one of Europe’s most dynamic real estate markets, this limited collection of 30 residences offers a rare combination of capital appreciation potential and intrinsic lifestyle value.

To explore investment opportunities at Belle Air and discover how Bolshakova Studio can create a bespoke residence tailored to your vision, contact **Belle Air Villas** via the form below: