



PALODIA VALLEY RESIDENCE

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Home is where the heart is



Palodia Valley Residence

Your **DREAM HOME** in the valley

Modern design, with high standard finishes. This dream house is situated in Palodia of Limassol, one of the most prominent areas of Limassol, just a few kilometers away from the heart of the city. Quiet surroundings and proximity to amenities provides the ideal conditions for happy family living.



ENTRANCE VIEW



**A masterful and
elegant design
created just for YOU**

Masterful design and modern luxury are uniquely embodied in this elegant four-bedroom house. Contemporary open layouts, quality finishes, sweeping floor-to-ceiling windows, large outdoor terraces and state of the art technology all combine to make the house of your dreams.

Making your
realty
dream a reality



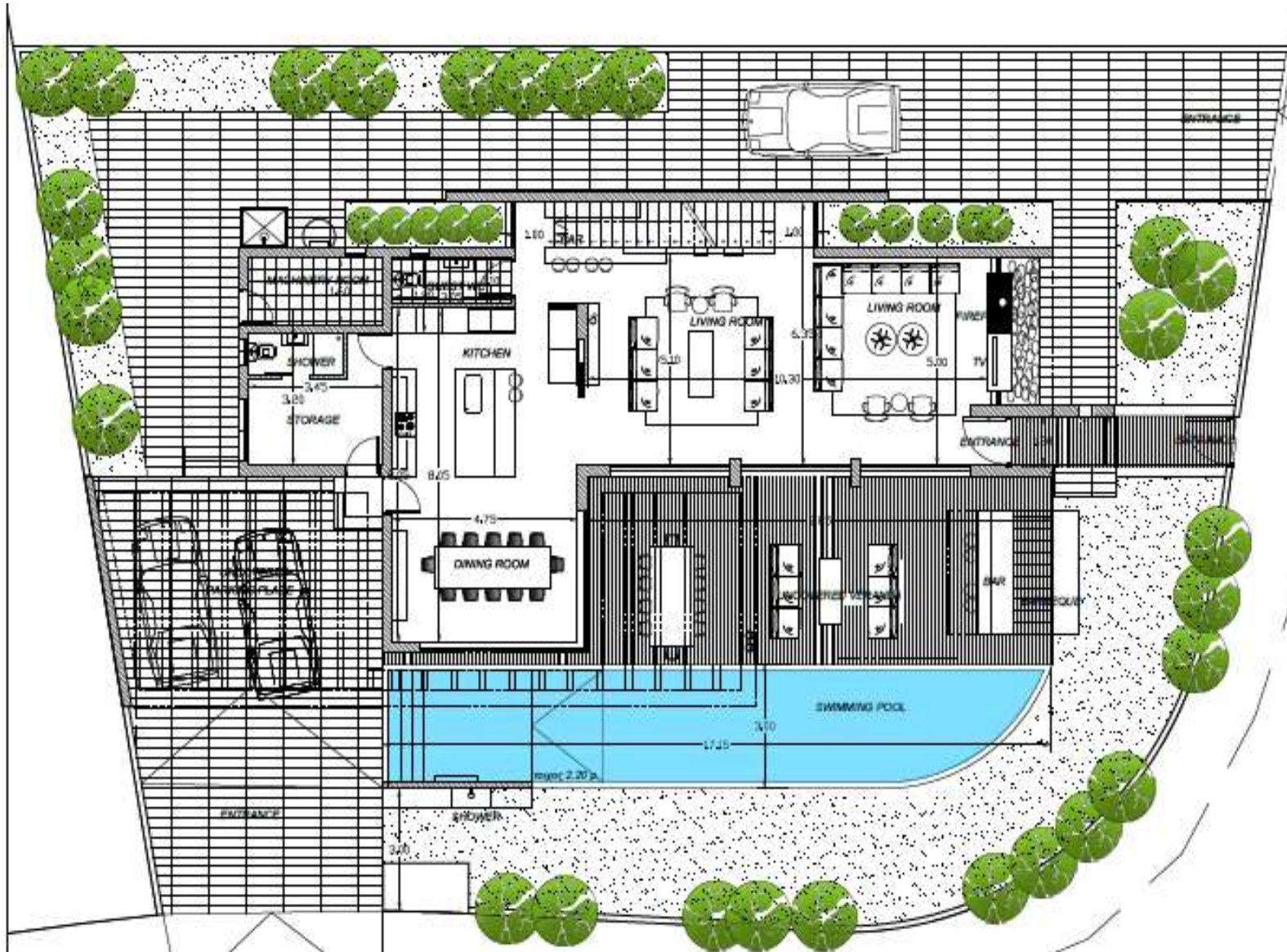


Enjoy gatherings in the generously sized living/dining area graced by a granite fireplace, huge windows and glass sliding doors that lead to a spacious deck with your bar/barbeque area next to the dashing 17-meter swimming pool.

Created to meet the VISION for your LIFE

FLOOR PLANS

GROUND FLOOR



Living is easy in this impressive, generously spacious residence with mountain views and easy access to the city.

The open floor plan encompasses a sleek and stylish gourmet kitchen that flows through to the dining room. The expansive living room, with a mini bar and granite fireplace opens up to a spacious side patio with a swimming pool and bar/barbeque area.

A multipurpose room adjacent to the kitchen can be used as a Warehouse or Service Room.

FLOOR PLANS

FIRST FLOOR



The first floor accommodates four spacious bedrooms with plenty of room for study, sleep and storage, 2 luxurious bathrooms and 1 kitchenette.

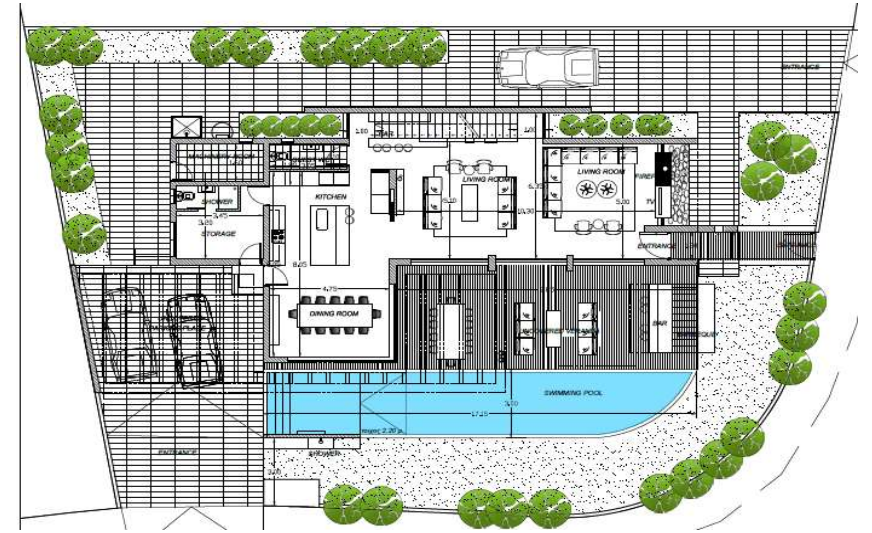
The master bedroom, complete with walk-in wardrobe and ensuite bathroom, ensures privacy while the private balcony offers moments of relaxation with spectacular view of the Valley.

Perfect for you, this home is ideally positioned to enjoy the never-ending sunshine of lovely Limassol. Truly resort style living in beautiful Palodia.

FLOOR PLANS

FIVE BEDROOM VILLA

Plot Area	605 sq. m
Indoor Area	245 sq. m
Altitude	270 meters
Store Room	1
Swimming Pool	17 meters
Restrooms	4
Parking Spaces	4
Verandas	100 sq. m



GENERAL SPECIFICATIONS

CONCRETE STRUCTURE

Reinforced concrete frame comprising of raft foundation, columns, beams and slabs, designed in accordance with the regulations for anti-earthquake construction.

WALLS

- Exterior walls are of 30cm hollow bricks, with 5cm thermal insulation or concrete structure externally.
- Internal partition walls are of 10cm hollow bricks.
- External surfaces will have 3 coats of plaster and 2 coats of external paint.
- Part of the external surface will be covered with HPL panels.
- Internal surfaces will have 3 coats of plaster paint and 3 coats of emulsion paint.
- Bathroom walls will have 2 coats of plaster and will be partly lined with ceramic wall tiles.

FLOORS

- The entrance hall, living, dining areas, kitchen and bathrooms will have luxury tiles
- The bedrooms will have high quality laminated floors

CEILINGS

- Gypsum false ceiling will be provided in living room and bathrooms

DOORS AND WINDOWS

- The main entrance door will be anti-burglary steel leaf structure with aluminium paneling. The door will be sound proof.
- All internal doors will be imported, ready-made to be installed.
- Aluminum external windows and doors in natural aluminum colours and double-glazing.

WARDROBES AND KITCHEN CUPBOARDS

- The kitchen will have a granite worktop and splash back.
- The kitchen cupboards will be imported, ready-made to be installed.

SANITARY WARE AND MIXERS

- Wall mounted with concealed cistern WCs will be installed.
- In the Master bedroom's bathroom, a shower with a vertical column with an adjustable height shower will be installed.
- Stainless steel sink will be provided in the kitchen.
- Glazed cubicles will be provided for showers.

WATER SUPPLY

- Hot and cold water supply lines will be PVC of pipe in pipe system.
- Solar panels and electric water heater will be installed.
- Pressure system for hot and cold water will be installed.
- Return pipe for hot water will be installed.

ELECTRICAL INSTALLATIONS

- The entrance door will be controlled with video entry phone.
- TV points will be provided in the living areas and all bedrooms.
- Telephone lines will be installed, with telephone & computer sockets in the kitchen, living room and all bedrooms.
- The wiring infrastructure will be a structure cabling network allowing connection to the internet.

ELECTRONIC HOME SYSTEM

- Full installation of security alarm system with motion detection sensors, to control main entrance
- Provisions for surround sound at living room area.

AIR CONDITIONING

Full installation of Split Unit Systems (heating and cooling).

SWIMMING POOL

Average depth of 1.20m, skimmer type finished with quality liner and shower.

BARBECUE

Mini Bar, with small kitchen, barbecue formed structure with hood Space for mini fridge and storage space

CAR PARK ENTRANCE

Electrically operated control gates will be installed at the car park entrance.



LOCATION

Palodia is a village located just 7KM north of Limassol city center and only 15 minutes to the nearest seashore. The village is built on an altitude of 270 meters and it is near the villages of Spitali, Paramytha and Fasoula. The original village is small but has a large land area. Due to its proximity to Limassol, the village is growing quite fast in population.

Palodia is famous for their honey due to the existence of thyme leaves in the surrounding hillside, as well as their pottery, which is located at the edge of the village

The plot of the house is situated in a beautiful valley surrounded by hills. Located in a peaceful, new region surrounded by newly build residences the location of the house offers the rustic charm of the quiet countryside, well away from traffic and noise. Heritage School is only 3 minutes away and the beautiful Platres resort only 30 minutes away.





***By STEMALAND
DEVELOPMENTS***

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Where dreams come ... HOME

NOTE: The client will have the option to request changes to the specification, and the relative cost will be agreed. The changes should not include any Security, Architectural Design alterations or any changes that affect the project character. This document describes a general outline of the features offered with each flat and should be considered as a guideline for selection. The detailed specifications and features will be provided and agreed to each individual buyer within the contract.

Prices and specifications are subject to change without notice