



DIAMOND CASA

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PHASE IV

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# WELCOME

Diamond Casa Homes at Phase IV, are a unique residence built by CCS Stylianides Group to the highest standards in one of Limassol's most sought-after locations, Moutagiaka area. Affording the ultimate in luxury family living and offering a superb balance of both formal and relaxed living spaces, Diamond Casa Homes, Phase IV are perfectly designed family homes.

Total Area 272m<sup>2</sup>  
4 Bedrooms  
4 Bathrooms

Private Garden  
Private Parking

Private swimming pool  
Roof Terrace





A SUPERB BALANCE OF BOTH  
FORMAL AND RELAXED  
LIVING SPACES





# QUALITY & FINISHES MATERIALS

Every detail is considered to offer a quality residence

## MIXERS & TAPS

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### HIGH QUALITY GROHE

High Quality  
Water saving  
Unique designs  
Chrome plated

## VIDEO PHONE ENTRY SYSTEM

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Easy to use  
High quality  
Elegant design

## PLUMPING SYSTEM

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### PIPE IN PIPE SYSTEM

Durable and flexible  
Less likely to leak or break  
Easy to replace pipes  
High water pressure resistance

## KITCHENS & WARDROBES

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### CUSTOM DESIGNED

High Quality  
Unique designs  
Choice of colours and designs

## INTERNAL WORKTOPS

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### GRANITE

Longer lasting  
Durable and scratch proof  
Aesthetics  
Easy cleaning

## SANITARY WARE

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### ROCA SANITARY WARE

High Quality  
Large depth of the glaze  
Unique designs

## SECURITY DOOR

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### LOCK TRAP SYSTEM

High Quality  
High resistance to latches  
Quick and easy replacement of central block

## WATER SYSYTEM

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### PRESSURIZED WATER SYSTEM

Increases water pressure  
Conserves water consumption  
Enables water storage tanks to be in a concealed location for aesthetics

## PORCELAIN CERAMIC FLOOR TILES

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### HIGH QUALITY IMPORTED FROM SPAIN OR ITALY

High Quality  
High resistant of water absorption  
Pressure-treated  
Durable less likely to chip

## INTEGRATED FLY SCREENS

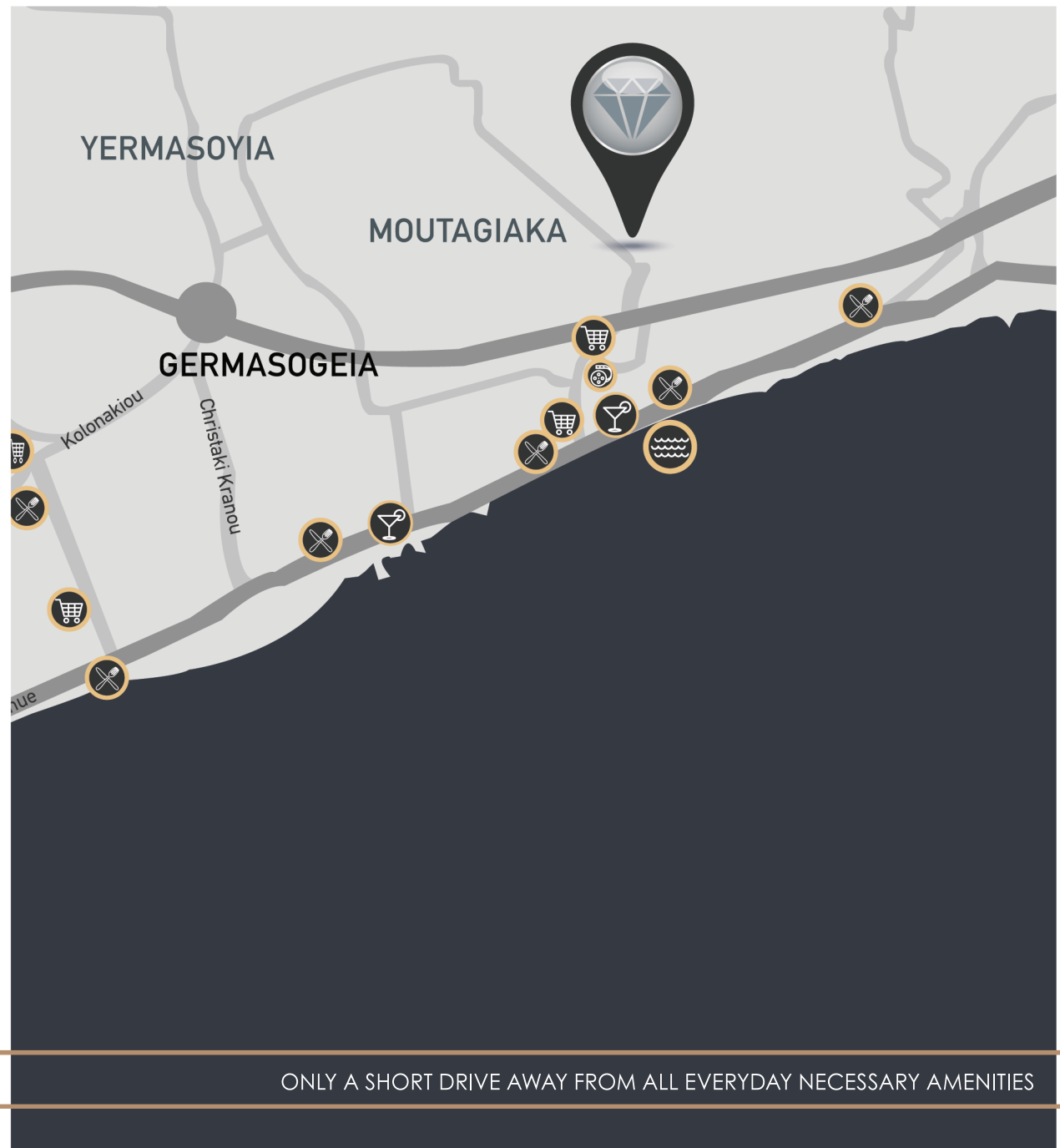
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Aesthetics  
Ease of use  
Integrated into frame of window/patio door



## LOCATION

Diamond Homes are located in Moutagiaka Area a prime residential area of Limassol, this exclusive location offers lovely views of the sea and surrounding countryside and is close to the beach and all amenities. Supermarket and mini-markets, bakery, K-Cineplex cinema, beach cafes and restaurants are all within 5 minutes' drive. Limassol City Centre is only a short drive (5-10 minutes), private schools (Grammar School, Heritage & Foley's all within a radius of 10 – 15 minutes drive.



ONLY A SHORT DRIVE AWAY FROM ALL EVERYDAY NECESSARY AMENITIES



SEA  
&  
COUNTRYSIDE VIEWS

## LIVING AREA

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A comfortable, inviting and full of style living space that is suitable for enjoying family time and entertaining loved ones. Just a balcony door away lies the lovely patio area where you can enjoy the Cyprus's warm sunny days next by your own private swimming pool.

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## KITCHEN

The kitchen is part of a custom open-plan design that includes the living and dining area. The kitchen combines elegance and functionality, blending granite countertops and marble flooring with stainless steel appliances. The configuration of the social space encourages casual interaction and provides a stunning view of the house's beautiful private garden.





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# SITE ELEVATIONS

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OPTION A | OPTION B



# EXECUTIVE SUMMARY

A unique opportunity to become the owner of a brand new, modern, detached 3 bedroom villa located in one of the most prestigious and sought after residential areas of Limassol, Mouttagiaka.

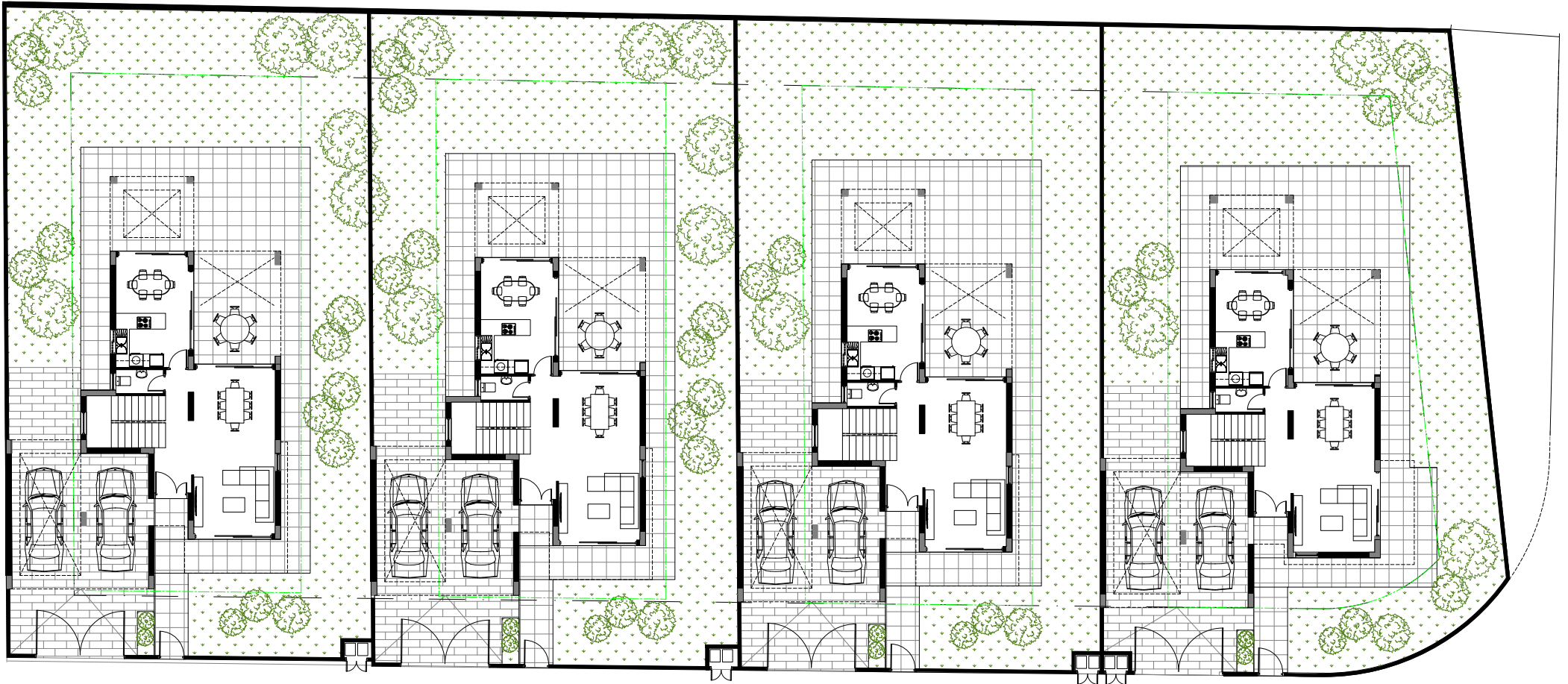
HOUSE NO.	BEDROOMS	PLOT SIZE m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	UN-COVERED VERANDA AREA m <sup>2</sup>	SWIMMING POOL	COMPLETION DATE
1	3+	474m <sup>2</sup>	224m <sup>2</sup>	31	7m x 3.5m	14 Months
2	3+	469m <sup>2</sup>	224m <sup>2</sup>	31	7m x 3.5m	14 Months
3	3+	470m <sup>2</sup>	224m <sup>2</sup>	31	7m x 3.5m	14 Months
4	3+	473m <sup>2</sup>	224m <sup>2</sup>	31	7m x 3.5m	14 Months

## OFFER PRICE FOR CUSTOM DESIGN VILLA

To include the following additional items at no extra charge

<ul style="list-style-type: none"> <li>Top Quality Designer Kitchen</li> <li>Top Quality Designer Wardrobes</li> <li>Granite Worktops</li> <li>Marble Stairs</li> <li>Pressurized Water System</li> <li>Pipe in Pipe Plumbing System</li> <li>Solar Water Heating</li> <li>Landscaped Gardens with Auto Irrigation System</li> <li>Double Glazed Windows &amp; Patio Doors</li> </ul>	<ul style="list-style-type: none"> <li>Electric Shutters on Windows &amp; Patio Doors</li> <li>Fly Screens on Windows &amp; Patio Doors</li> <li>Security Door</li> <li>Audio Entry System</li> <li>Swimming Pool - Liner Skimmer Type</li> <li>Electric Under Floor Heating</li> <li>Air Conditioning System</li> <li>Ground Floor BBQ Area</li> <li>Outdoor Shower</li> </ul>
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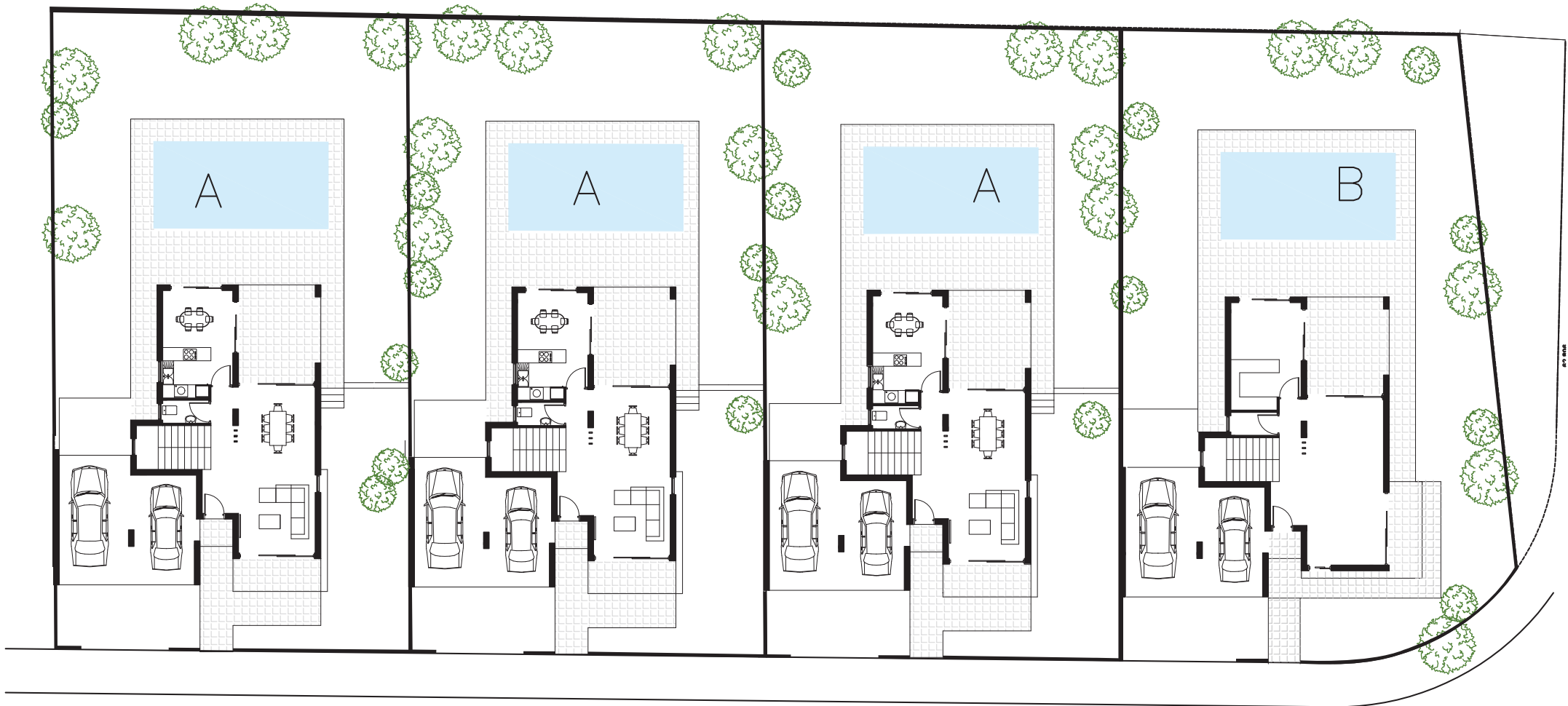
# SITE PLAN





# SITE PLAN

POOL OPTION

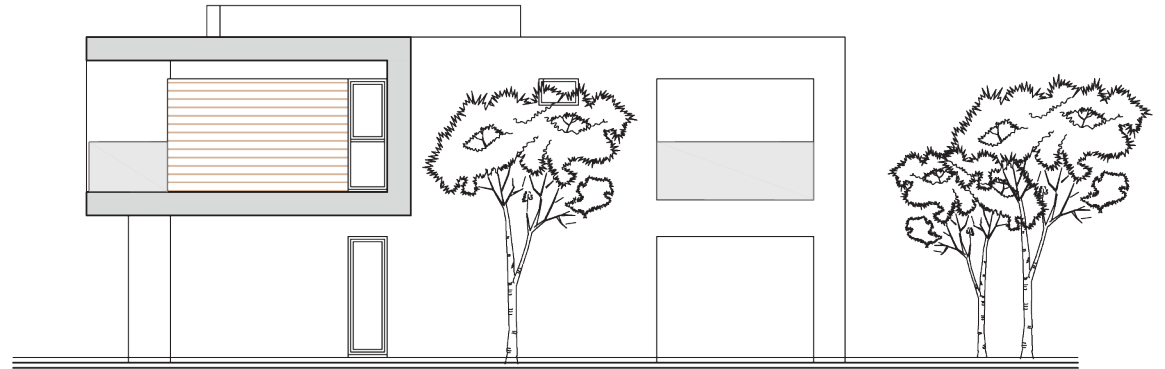
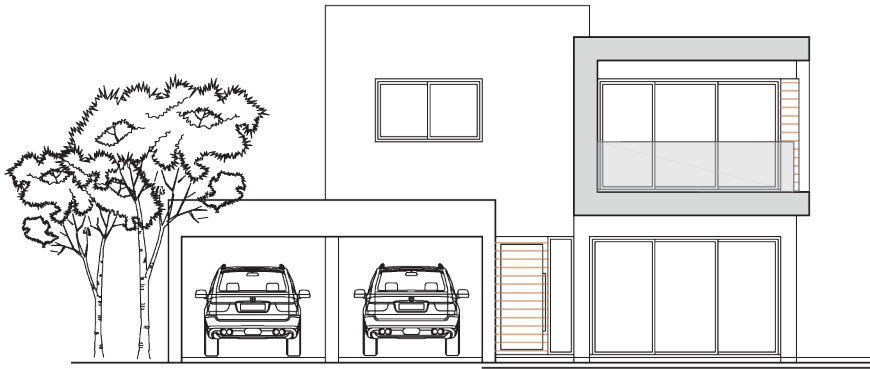


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# SITE ELEVATIONS

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OPTION A



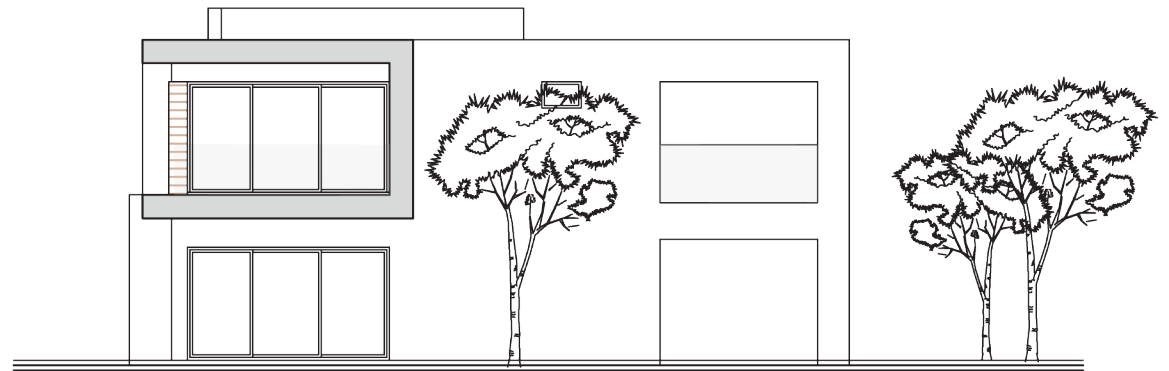
A

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# SITE ELEVATIONS

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OPTION B



B



## DIAMOND CASA

PHASE IV



T: 7000 3004 | +357 25325130 | F: +357 25389755 | E: [info@stylianidesgroup.com](mailto:info@stylianidesgroup.com)  
[www.stylianidesgroup.com](http://www.stylianidesgroup.com)

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