

Palm III

—
RESIDENCE
your private place on the island



STYLIANIDES GROUP
DEVELOPERS • CONTRACTORS • ARCHITECTS



Palm III RESIDENCE

A stunning new private estate of apartment residences, offering a modern and truly luxurious environment, located in the exclusive Columbia Area of Limassol, in the heart of Cyprus' most cosmopolitan destination.

Designed to feel part of the vibrant town centre but with the outmost privacy in mind, Palm III offers a truly contemporary environment, surrounded by serene landscaped gardens and outdoor relaxation areas.

VIBRANT

The vibrant pulse of the Eastern Mediterranean city of Limassol, has made it the hotspot for property investors.

The Palm III Residence combines state of the art architecture with innovative design, artistic, contemporary styling and unparalleled luxury. A serene haven in the very heart of the city, built and designed for individuals seeking to combine luxury lifestyle and urban living.

AND

EXCITING



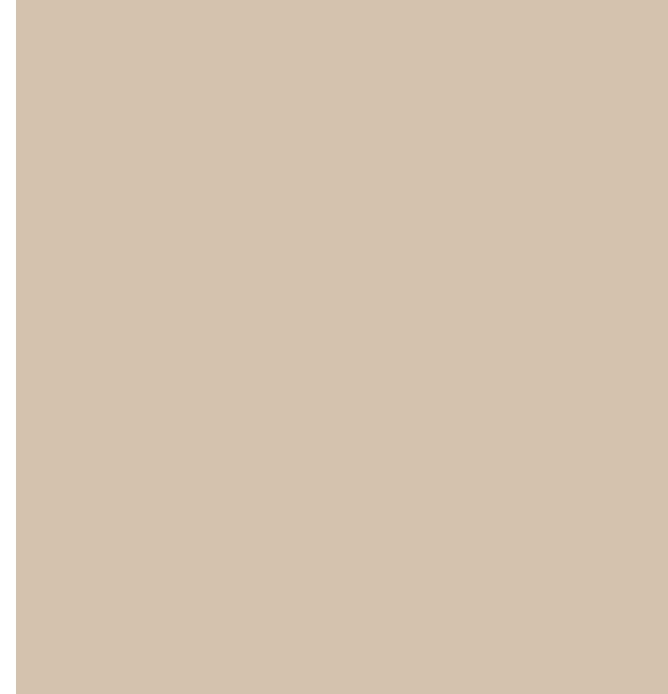
The contemporary minimalism of the design. gives the façade a powerful presence.



Entering into your home, the modern foyer makes your daily experience welcoming and warm from the first moment.



The thoughtful design details of all spaces, transforms the experience of you and your guests.



A spacious and extremely functional living space for an improved quality of life.

The open plan living room and dining area provides for a perfect experience with your family and for your social evenings.

The ergonomic design of the modern kitchen ensures the best everyday experience.



SPECIFICATIONS

FOUNDATIONS & STRUCTURE

Reinforced Concrete Frame with high yield steel reinforcement, comprising of footings, columns, beams, roof slab and external walls in compliance with Anti-Seismic Code. Columns & beams covered with extruded polystyrene insulation.

WALLS - PLASTERING

EXTERNAL WALLS

25cm clay bricks in accordance with architectural plans, covered with extruded polystyrene insulation, rendered with Elastic waterproof top coast plaster "Graffito", with decorative cladding as per architects design.

INTERNAL WALLS

10cm clay bricks in accordance with architectural plans, with (3) coats of rendering applied and finished with high quality of emulsion paint (3 Coats).

CEILING

Fair-faced concrete treated with 2 coats of plaster & finished with high quality of emulsion paint (3 Coats).

EXTERNAL RETAINING / BOUNDARY WALLS

Fair-faced concrete with high yield steel reinforcement, rendered as per architects design.

INSULATION / WATERPROOFING

Bitumen sheet membrane applied to all flat roof areas, balcony areas and concrete surfaces exposed to earth.

TILING, FLOORING & WORKTOPS

Choice from the showrooms of the preferred suppliers of the vendor. Purchaser may choose from any of selections of the supplier within the budgeted allowance stated below for each material. The Purchaser may select materials over the budgeted allowance stated below and bear the cost of the price difference):

LIVING & DINING AREAS

Choice of European branded porcelain tiles €25.00 per m².

KITCHEN AREAS

Choice of European branded porcelain tiles €25.00 per m² (same for kitchen splash back tiles).

BATHROOMS

Choice of European branded porcelain tiles €25.00 per m².

BEDROOMS

Choice of European branded parquet flooring €25.00 per m².

BALCONIES & PATIO AREAS

Choice of European branded porcelain tiles for external use €25.00 per m².

INTERNAL COMMON STAIRCASE

High quality marble as per Architects design €65.00 per running meter.

UNIQUE



DESIGN

ELEGANCE



DRIVEWAY

Choice of European branded porcelain tiles for external use €20.00 per m².

WORKTOPS

Choice of synthetic granite worktop €150.00 per running meter.

* (All floors will be finished with matching skirting)

WARDROBES AND KITCHEN CABINETS

KITCHEN

European branded high-standard kitchen.

BUILT-IN WORDROBES

European branded high-standard internal doors, complete with metal door handle, lock, doorstep and hinges.

INTERNAL DOORS

European branded high-standard internal doors, complete with metal door handle, lock, doorstep and hinges.

ENTRANCE DOORS AND WINDOWS

SLIDING PATIO DOORS & WINDOWS

(A) Aluminium double casement profile with thermal break of polyamide. Double-glazing consisting of two layers of laminated glass UV filter, filles with gas gap thermal insulation. (Windows with turn & tilt mechanism).

EXTERNAL MAIN DOOR

Fire rated high securty doors with 6-point security lock.

RAILINGS / BALUSTRADES

BALCONIES

Glass balustrades as per architects design.

EXTERNAL

Colour coated aluminium railings as per architects design.

STAIRCASE

Colour coated aluminium railings as per architects design.

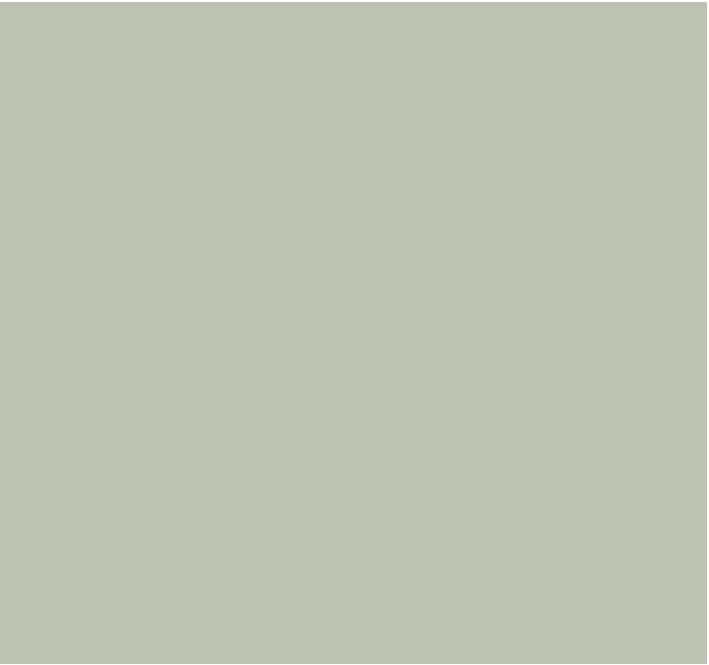
SANITARY WARE AND MIXER TAPS

Choice of European branded top quality sanitary ware in white porcelain ("Laufen, Jika, Roca or similar).

Chrome plated accessories, vanity unit, mirror and shower cabin.

Choice of European branded chrome finish single lever taps (Grohe, Daniel Rubinetterie or similar).

Choice of High-quality stainless-steel sink for kitchen.



PLUMPING & WATER SUPPLY

PVC pipes within a conduit pipe (Pipe in Pipe), Installed from a central distributor, directly to each faucet both hot and cold. (Distributor on each floor).

Central pressurized water system.

Continuous flow of water from the local Water Board, with split supply lines for drinking water and separate line direct to concealed individual PVC storage tank.

Dual System hot water supply with electric immersion heater and solar panel heater, with concealed stainless steel storage tank.

CPVC pipes will be used for the drainage system which will be connected to the central sewage system of Limassol.

LIGHTING

All balconies will include architecture lighting fittings.

All common areas will include architecture lighting fittings with sensor.

Strip lights in suspended ceilings will included.

ELECTRICAL INSTALLATION

Concealed circuits in accordance with 16TH Edition of IEE Electrical Installations and regulations as required by the Cyprus Electric Authority. Power supply points and switches as per electrical drawings, comprising of circuits for lighting, power points, TV sockets, telephone points and waterproof sockets where applicable.

Audio Entry system for main door with intercom.

HEATING & COOLING

Provisions for Split Unit Air-condition in all bedrooms and living room areas.

Electric Underfloorin heating in all areas.

SECURITY SYSTEM IN COMMON AREAS

Full installation of central CCTV system for common area.

SMART HOME AUTOMATION

7"smart control panel in every apartment.

Smart light switches.

Security Motion Sensors and Security Open/close detection sensor for security.

Temperature and humidity sensor.

Smart climate control for underfloor heating, A/C and boiler.

Water leaking detector sensor.

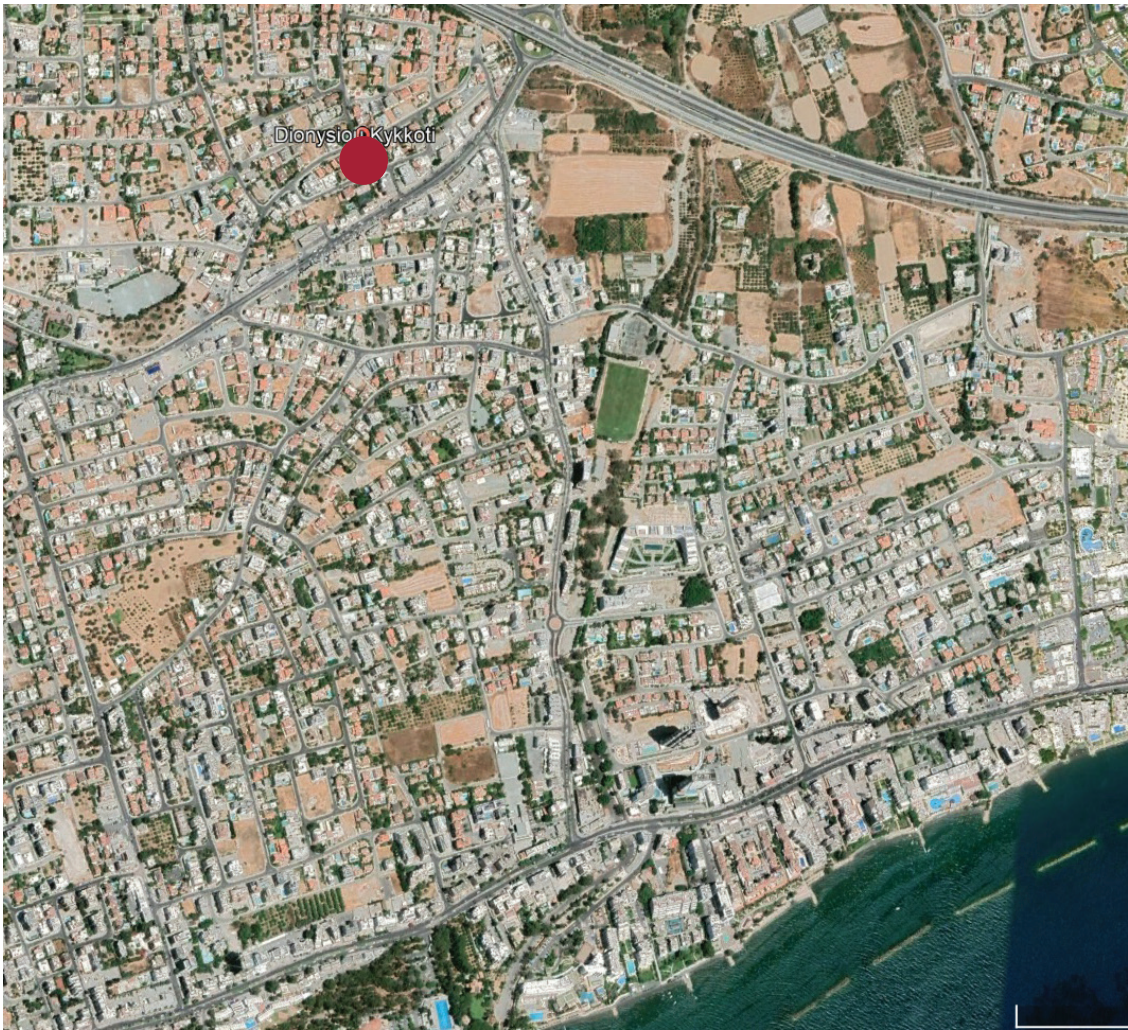
Smart Curtain control.

* The developer reserves the right to change and/ or amend the above specifications with similar standard and value without prior notice. Changes to the specifications may be requested. Any changes requested must be within the relevant building regulations and governing laws, within good building practice and in no way negatively affect the overall aesthetics of either the property or project itself.

PERFECTLY
PLACED

THE LOCATION

Palm III Residence unique residential address located in the exclusive Columbia Area of Limassol, in the heart of Cyprus’ most cosmopolitan destination.



Amenities

School	350 m
Motorway	500 m
Shops	100 m
Supermarkets	100 m
Beach	1400 m
Restaurants	500 m

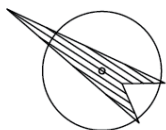


THE PLANS



APT. NO	BEDROOM	BATHROOM	INTERNAL COVERED AREA M²	COVERED VERANDA AREA M²	STORAGE ROOM AREA M²	COMMON AREA	UN-COVERED VERANDA AREA M²	TOTAL AREA M²
101	2	2	87	21	3.5	10	15	121.5
102	1	1	54	13	4	6	-	77
103	1	1	54	13	3	6	-	76
104	2	2	87	21	3	10	15	121
201	2	2	87	21	3.5	10	-	121.5
202	1	1	54	13	3.5	6	-	76.5
203	1	1	54	13	3	6	-	76
204	2	2	87	21	2.5	10	-	120.5
301	2	2	87	21	3.5	10	15	121.5
302	1	1	54	13	3.5	6	-	76.5
303	1	1	54	13	3.5	6	-	76.5
304	2	2	87	21	2.5	10	15	120.5
401	3	3	153	44	6	22	165	220

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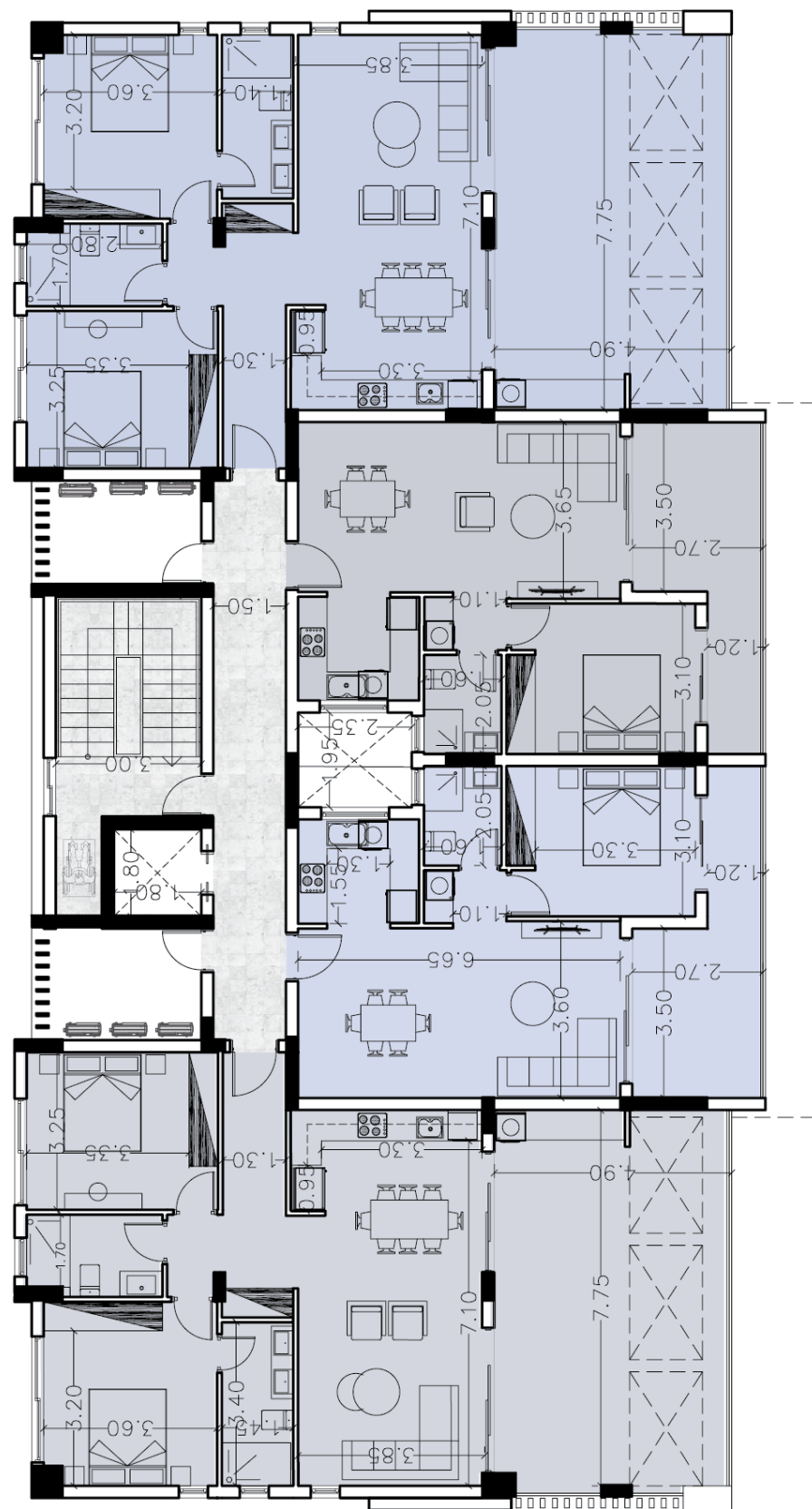


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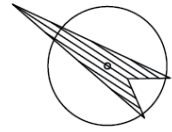
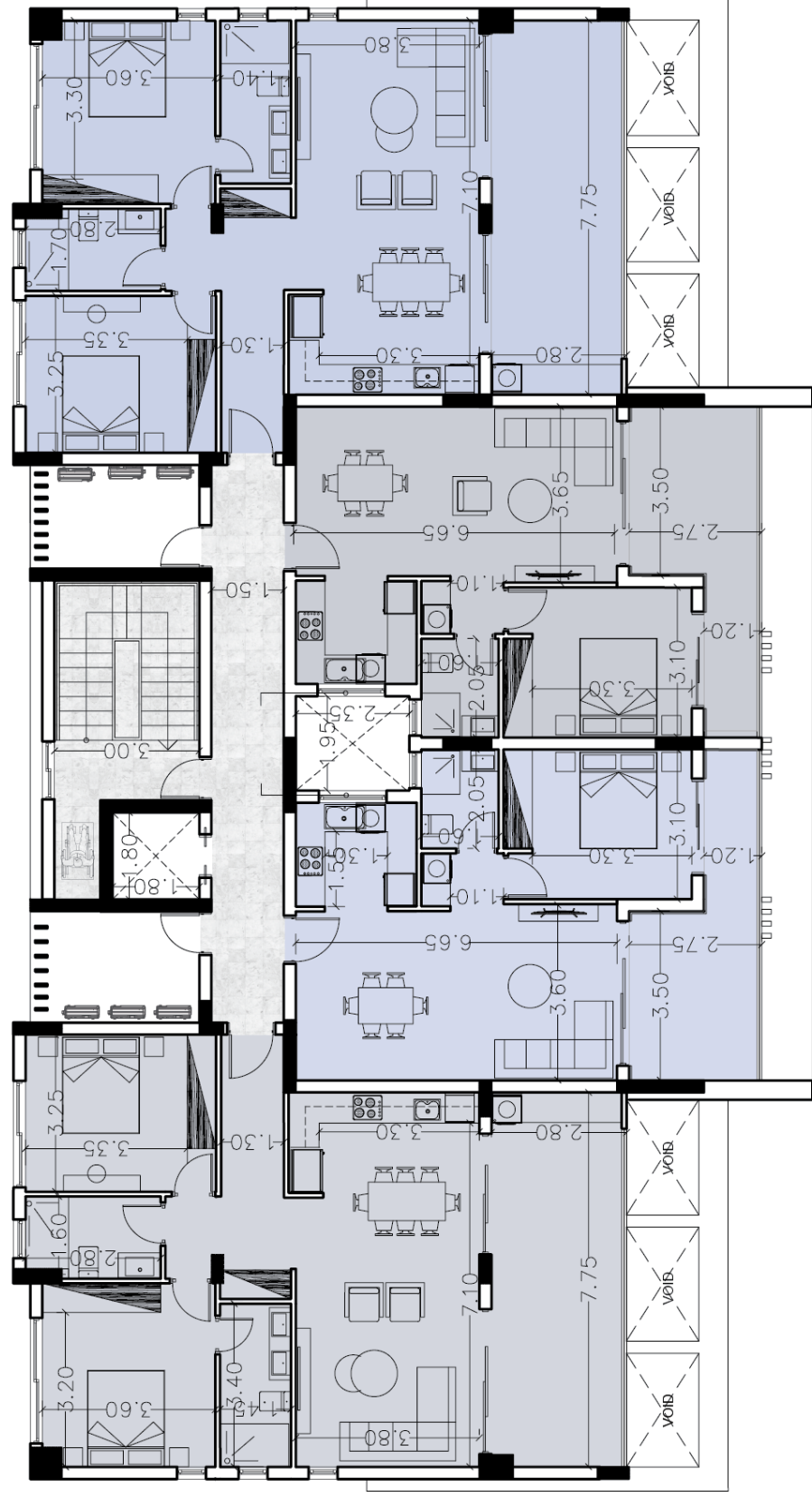
Palm II



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Palm II

2ND Floor

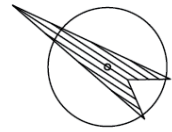
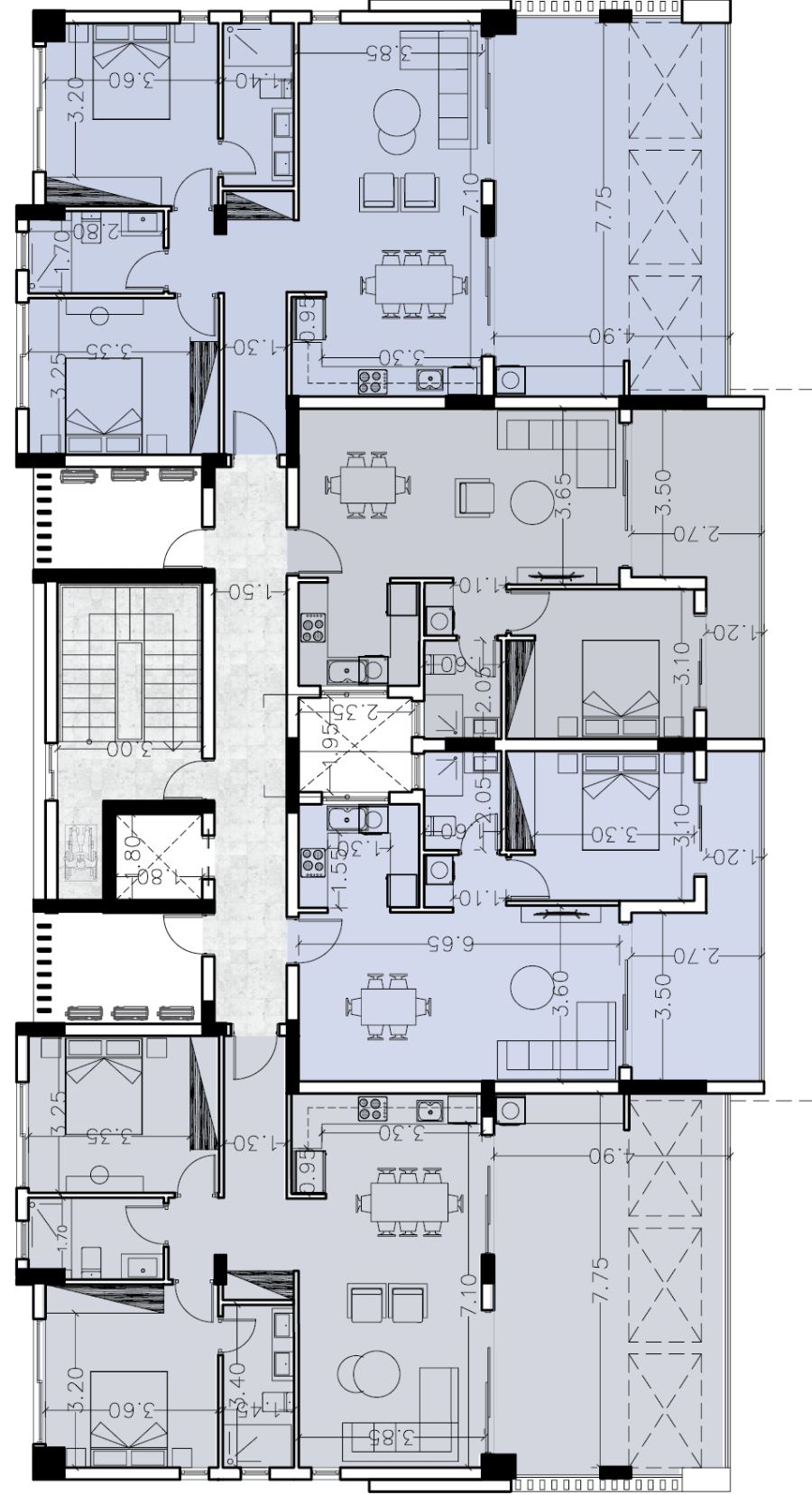


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3RD Floor

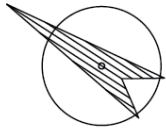
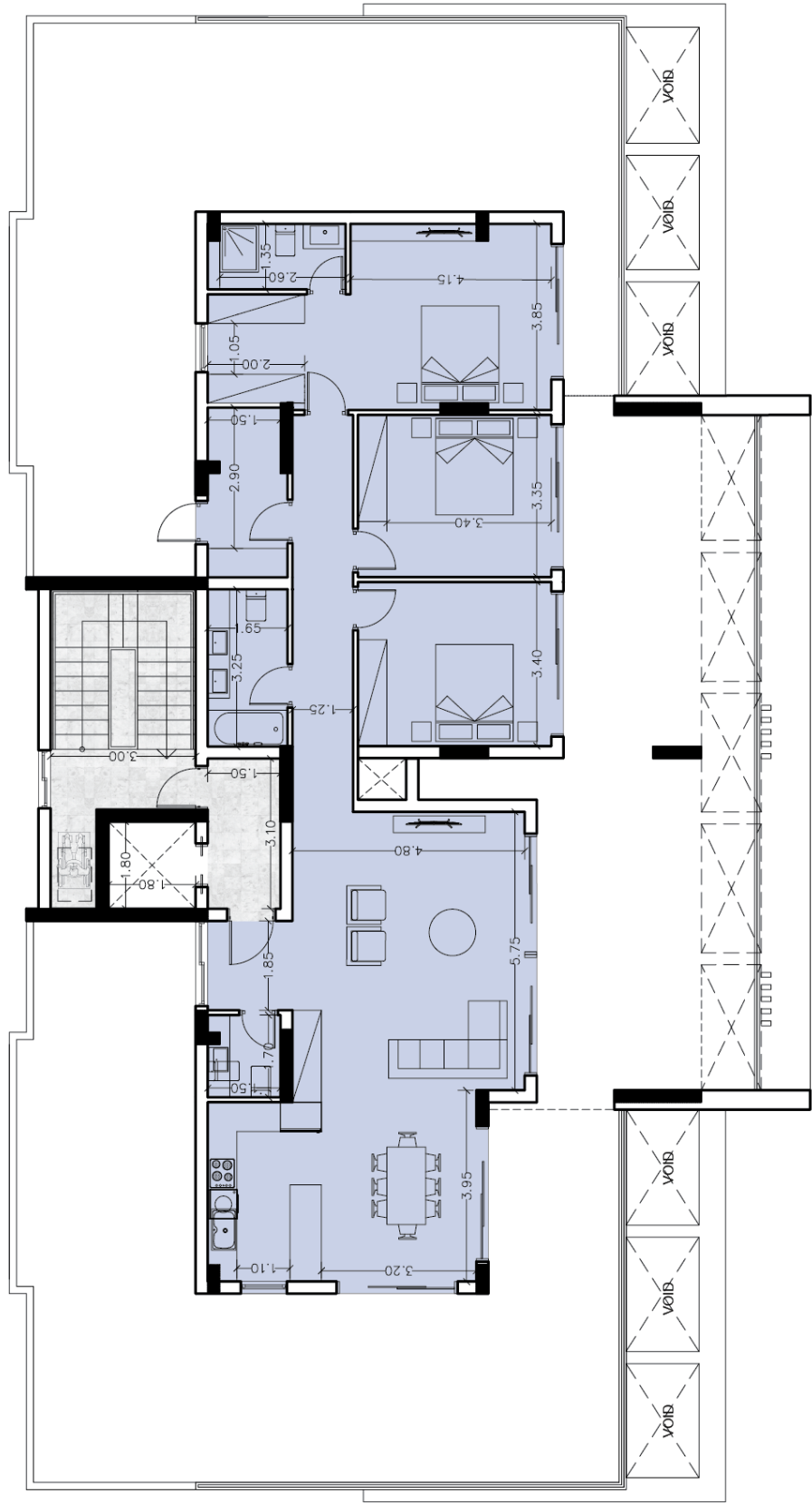


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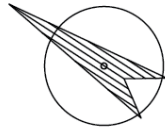
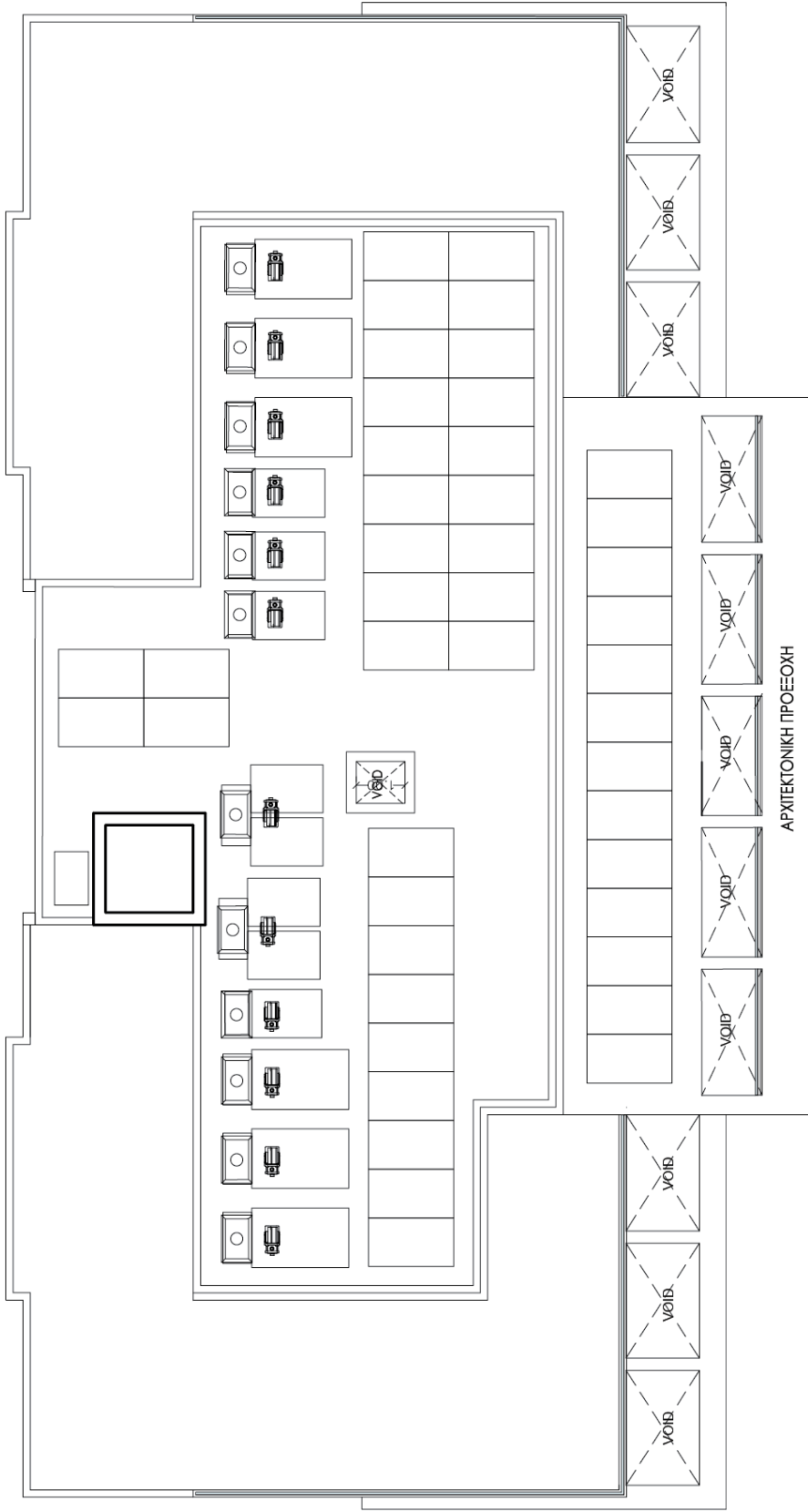
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4th Floor



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Roof



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