



# Melrose

RESIDENCES

Created to indulge  
our senses

# Villas and townhouses for sale in Limassol

YOUR PERSONAL, LUXURIOUS HAVEN AWAITS YOU...

There has been an increase in the demand for luxury villas among investors as well as those seeking a luxurious lifestyle. With prestigious neighborhoods, parklands, and amenities tailored for premium living, MELROSE VILLAS offer you a number of advantages.

In these villa communities, you can either stay immersed in lush nature or reach the city in 5 minutes depending on your preferences.

There is something for everyone here, no matter what lifestyle you lead: these villas offer a luxurious retreat and a sleek modern luxury look.







\* All 3D images consist of indicative information and the projects can differ insignificantly from the displayed images.







# LOCATION

5 MINUTES FROM DOWNTOWN  
40 MINUTES FROM LARNACA INTERNATIONAL AIRPORT  
INTERNATIONAL SCHOOLS IN CLOSE PROXIMITY  
LOCATED IN A PRESTIGIOUS DISTRICT AGIOS TYCHONAS









WELCOME TO MELROSE VILLAS IN LIMASSOL

## **DESCRIPTION**

Designed with your well-being at heart, Melrose Villas promises an unrivalled experience and an enhance quality of life throughout your residential journey.

Melrose Villas is the latest luxury sea view development for people thinking about buying a property in Limassol. It features 15 elegant, impeccably designed homes with exquisite interiors. Your choice is delightfully overwhelming from small semidetached 3 bedroom houses to huge luxurious 6-7 bedroom villas with the unique views.

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# MAJOR BENEFITS

## LANDSCAPED AREAS

- Lush landscaped areas
- Large shaded garden with stone paths
- Dreamy courtyards
- Outdoor gym

## SPORTS AND KIDS

- Fully equipped outdoor gym
- Generously sized swimming pools
- Tennis court
- Kids playground

## AS AN OWNER YOU WILL ENJOY

- Free access to the outdoor gym
- Playgrounds
- Tennis court
- Easy access to highway and city
- Nice neighborhood
- Beautiful sea view
- Huge green area with the nice paths
- Outdoor well-designed gym



# MELROSE VILLAS MELROSE VILLAS



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5 MINUTES DRIVE  
FROM DOWNTOWN

MELROSE / CCS STYLIANIDES GROUP [www.stylianidesgroup.com](http://www.stylianidesgroup.com)



A neighbourhood designed to flow around the people who live there. High ceilings stretch over a luxurious open-plan design, creating spacious homes rich in natural light and expansive areas opening onto lush garden spaces.

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# PRIVACY YOU DESIRE, FACILITIES YOU REQUIRE

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A 3D architectural rendering of a modern, two-story villa. The building features large glass windows and a balcony with a glass railing. In the foreground, there is a swimming pool with several lounge chairs. The villa is surrounded by landscaped gardens with white pebbles and green plants. The sky is clear and blue.

# AMENITIES

Italian Marble

Landscaped Garden with water feature

Luxury Bathrooms

Fully equipped modular Kitchen

Centrally Air-Conditioned

Wardrobes in all Bedrooms

Walk-in Closet in Master Bedroom

Landscaped Gardens

Double Glazed Windows

Swimming pools in all the villas

MELROSE VILLAS is more than just a place to live, it encourages a new way of living altogether. With a vast array of amenities and activities to help you discover new passions and pastimes, you'll wonder how you have ever lived without them. Set on open, lush, landscaped land, Melrose Villas comprises unique architecture and tones, designed in a contemporary style utilising clean, minimal contours to achieve a modern aesthetic.

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The development is planned over 9,000 m<sup>2</sup> land and will be equipped with state of the art infrastructure facility. Melrose brings you a collection of 15 luxury villas with a choice of 3, 4 & 5 to 7 bedrooms.

Each house is individually designed keeping comfort and convenience in mind. Spacious living spaces for the family, combined with the right balance for privacy, safety and security. Every little detail you could expect exuberates and complements the lifestyle of today's urban family.



DAY



NIGHT

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# HIGH QUALITY MATERIALS

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