

# MELROSE

LUXURY VILLAS

DATE: 12/06/2025  
STATUS: UNDER CONSTRUCTION

VILLA NO.	BEDROOMS	PLOT SIZE M <sup>2</sup>	BASEMENT AREA M2	INTERNAL GROUND FLOOR AREA M <sup>2</sup>	INTERNAL 1ST FLOOR AREA M2	COVERED VERANDA AREA M <sup>2</sup>	COVERED PARKING AREA M <sup>2</sup>	UN-COVERED VERANDA AREA M <sup>2</sup>	TOTAL COVER AREA M <sup>2</sup>	SWIMMING POOL	EURO PRICE € (BEFORE VAT)	COMPLETION
1	5 / 6	1000	175	166	160	55	46	28	602	Private	€2,765,000	18 MONTHS
2	5 / 6	1000	175	166	160	55	46	28	602	Private	€2,765,000	18 MONTHS
3a	4 / 6	650	115	105	100	35	40	-	395	Private	€1,815,000	18 MONTHS
3b	4	650	115	105	100	35	40	-	395	Private	€1,815,000	SOLD
4a	4 / 6	600	105	98	94	31	38	-	366	Private	€1,688,000	18 MONTHS
4b	4 / 6	600	105	98	94	31	38	-	366	Private	€1,688,000	Aug-26
4c	4. / 6	600	105	98	94	31	38	-	366	Private	€1,688,000	18 MONTHS
4d	4. / 6	600	105	98	94	31	38	-	366	Private	€1,688,000	Aug-26
5a	2+	260m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD
5b	2+	260m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD
5c	2+	270m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD
5d	2+	260m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD
5e	2+	270m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD
5f	2+	260m <sup>2</sup> +(100m <sup>2</sup> common area)	-	58	54	18	17	-	147	COMMON		SOLD

**The following items are included in the above prices**

- Top Quality Designer Kitchens & Wardrobes
- Granite Worktops
- Marble Stairs
- Pressurized Water System
- Pipe in Pipe plumbing System
- Solar Water Heating
- Central Floor Heating
- Air Conditioning

- Landscaped Gardens with automatic irrigation system
- Double Glazed Windows & patio Doors
- Fly Screens on windows
- Security Door
- Video Entry System
- Decorative ceilings with hidden lighting.

**PRICE LIST**

- VAT is applicable on the above mentioned prices. • The developer reserves the right to change and/ or amend the above prices without prior notice.
- Changes to the specifications and / or drawings may be requested by purchaser at extra charge, provided that changes requested must be within the relevant building regulations and governing laws. The Developer reserves the right at their discretion to refuse any changes.