

MELROSE
— LUXURY VILLAS —



**Melrose Villas, are the homes that have space
for leisure and health activities.**



We believe that **True Luxury** in villa design lies in the selection of high-quality materials and design elements that create a genuine home for the owner.





VILLAS 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.

08

luxury villas

11,387

sqm plot









LIMASSOL

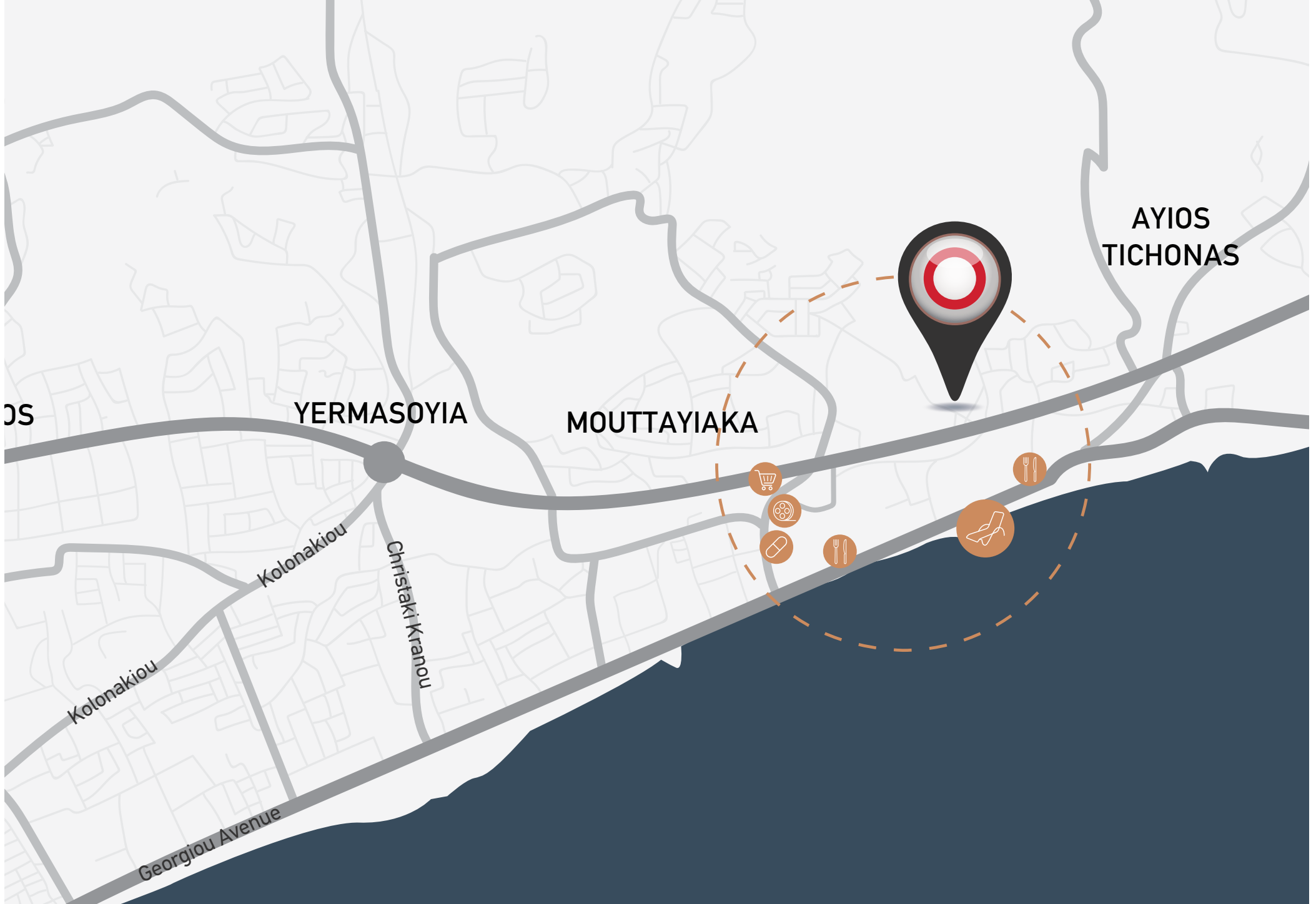
Privacy you Desire, Facilities you Require

You will live a comfortable and stylish life with the signature of quality in this region, which is one of the most suitable points for the peaceful life that everyone dreams of with its proximity to the Mediterranean coast and its lush nature.

Limassol gives you the time and the freedom to enjoy life at a slower pace within a truly welcoming environment. Small enough to ensure that a new experience are always close by, but large enough to provide attractions for all ages and lifestyle. Limassol offers every pleasure under the sun. Stretch out on the beach, swim in crystal-clear waters, try every watersport known to man, wander unspoilt nature trails, explore awe-inspiring ancient landmarks.

Experience vibrant night life, whether in traditional taverns, gourmet restaurants, cosmopolitan bars, five-star hotels or stylish clubs.







THE LOCATION

At the Heart of
Convenience & Comfort

Melrose Villas are situated in Ayios Tychonas, one of Limassol's most sought-after suburban neighborhoods. Perfectly balancing tranquility and accessibility, Ayios Tychonas offers a serene residential atmosphere just minutes from the city's vibrant center.

This prime location ensures that whether for business, leisure, or family life, everything you need is always within reach.



Lidl Supermarket
1-2 Minute-Drive
1km



Restaurants
1-2 Minute-Drive
1.2km



Beach
2 Minute-Drive
500m



Pharmacy
1-2 Minute-Drive
1.2km



K-Cineplex Cinema
1-2 Minute-Drive
1.2km



Foley's School
10 Minute-Drive
5.5km







LUXURIOUS AMENITIES

Perfect blend of Luxury and Nature.

Indulge in unparalleled luxury with the finest materials and finishes, cutting-edge technology, and cozy underfloor heating. Experience ultimate comfort with a state-of-the-art VRV central air conditioning system.

Dive into relaxation in the inviting overflow swimming pool and unwind on spacious terraces that effortlessly merge indoor and outdoor entertainment spaces.

Immerse yourself in nature's beauty as you stroll through meticulously landscaped gardens, creating a serene oasis you can proudly call home.

INCLUDED:

- Overflow Swimming Pool
- Dreamy Courtyards
- Outdoor Gym
- Indoor Gym
- Kids Playground
- Yoga Area







08 PREMIUM VILLAS

Contemporary Architecture and Stylish Design

Villas 1 & 2

5 - 6 Bedroom Luxury Villas

Luxurious villas with *covered areas 602 m²*, located on a *plot of 1000m²* with gorgeous sea views. Each house has stunning panoramic sea view and creates an incredible atmosphere of relaxation.

Villas 3A & 3B

4 - 6 Bedroom Luxury Villas

Luxurious villas with covered areas 300m², located on a plot of 650m² with gorgeous sea views. Located just a few minutes drive from the tourist part of limassol with its beautiful sandy beaches.

Villas 4A - 4D

4 - 6 Bedroom Luxury Villas

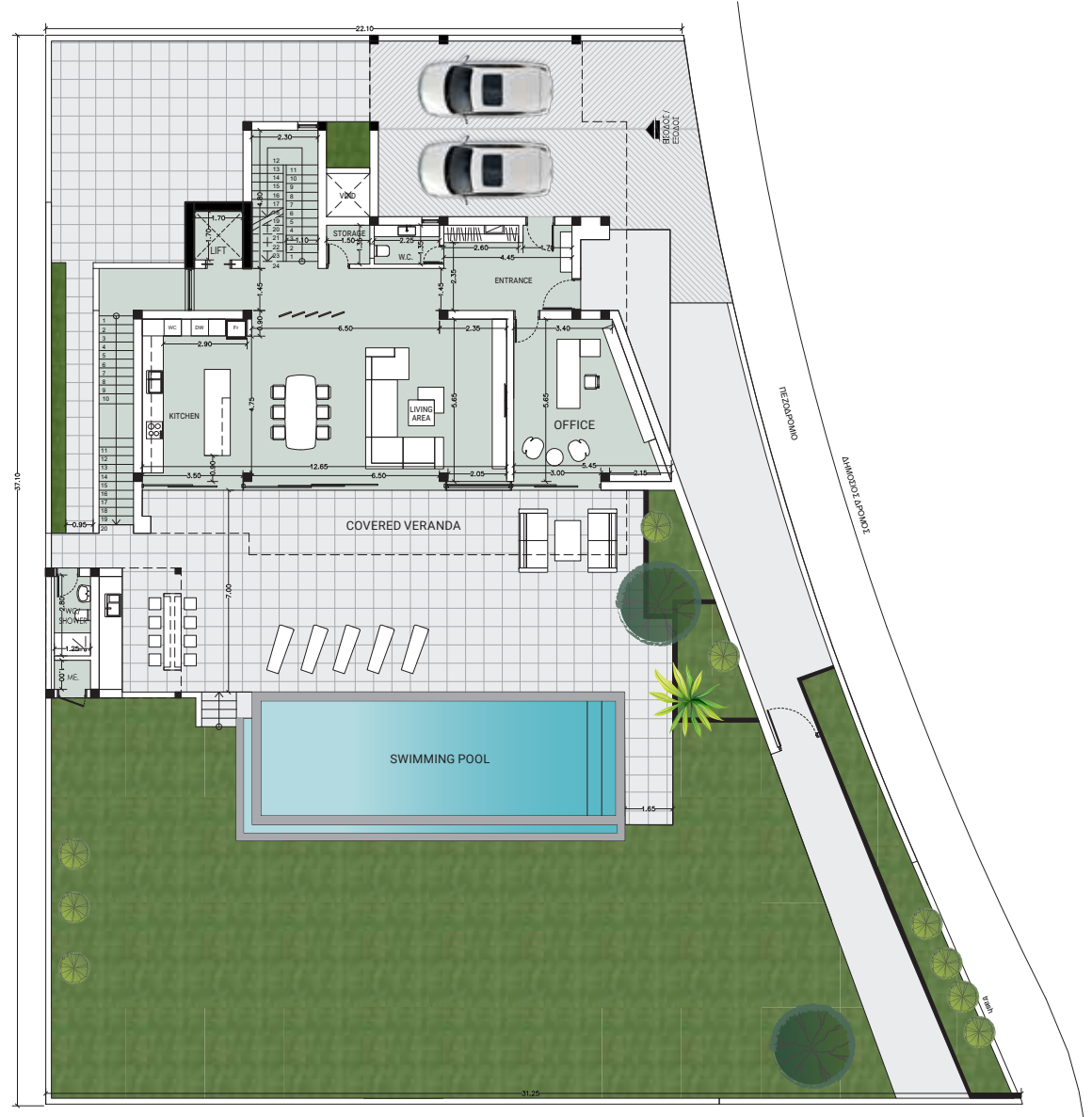
Magnificent villas with *covered areas* from *260m²-366m²*, located on a *plot of 600m²* with gorgeous sea view. State of the art architectural style, superb design and great location combined with a spacious green garden and a huge infinity pool.



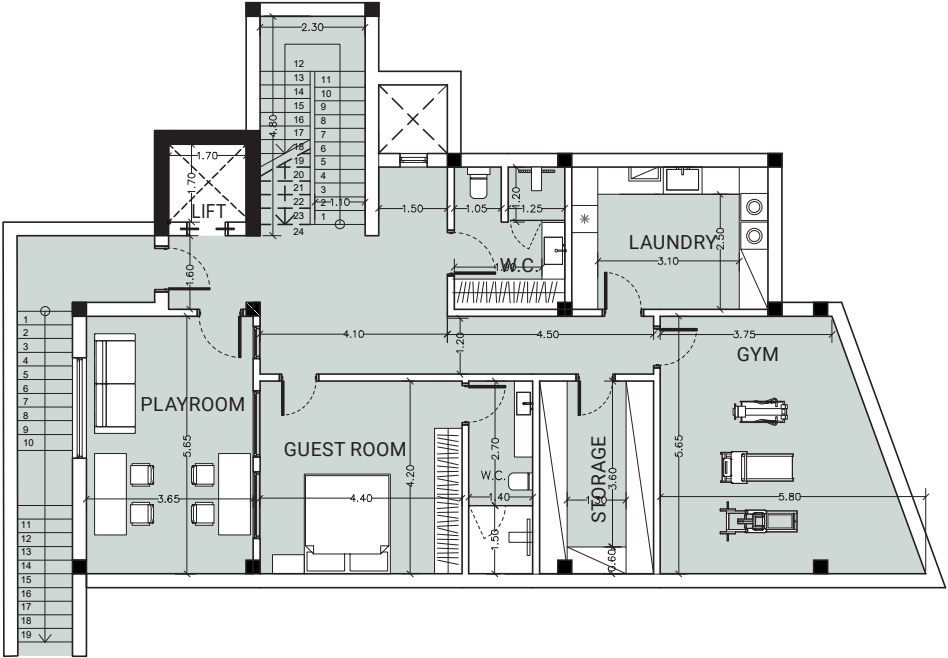
VILLAS 1 & 2



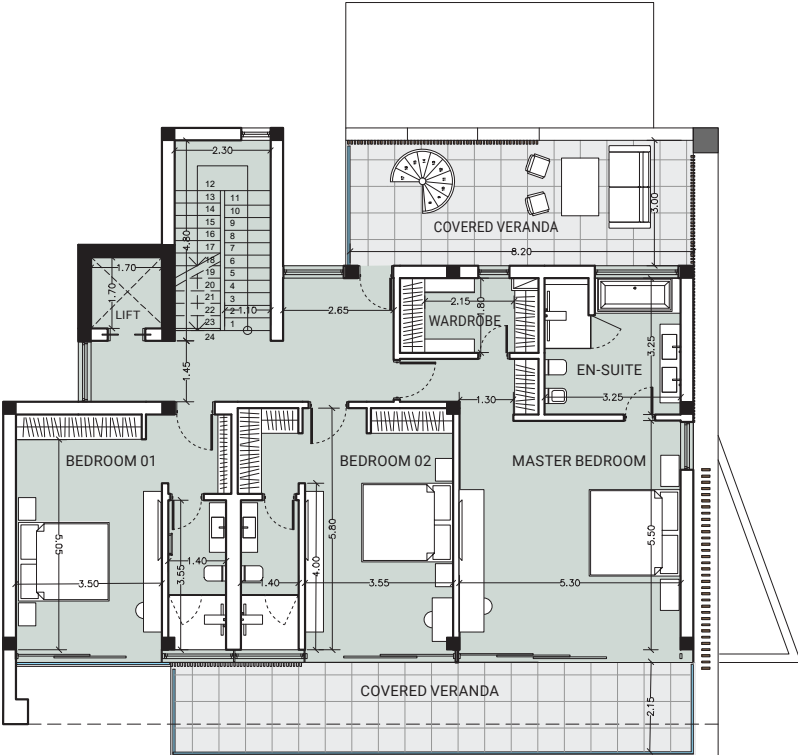
VILLAS	1 & 2
Bedrooms	5 - 6
Plot Area	1000m ²
Basement Area	182.5m ²
Internal Ground Floor Area	164m ²
Internal 1st Floor Area	159.5m ²
Covered Veranda Area	55m ²
Covered Parking Area	43m ²
Un-Covered Veranda Area	28m ²
Total Covered Area	604m²



Ground Level

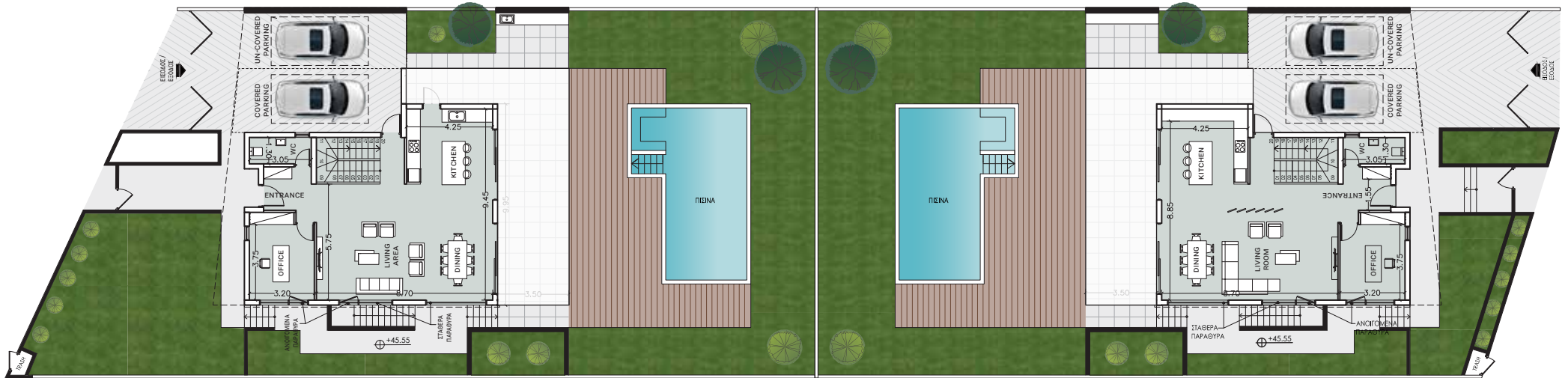


Underground



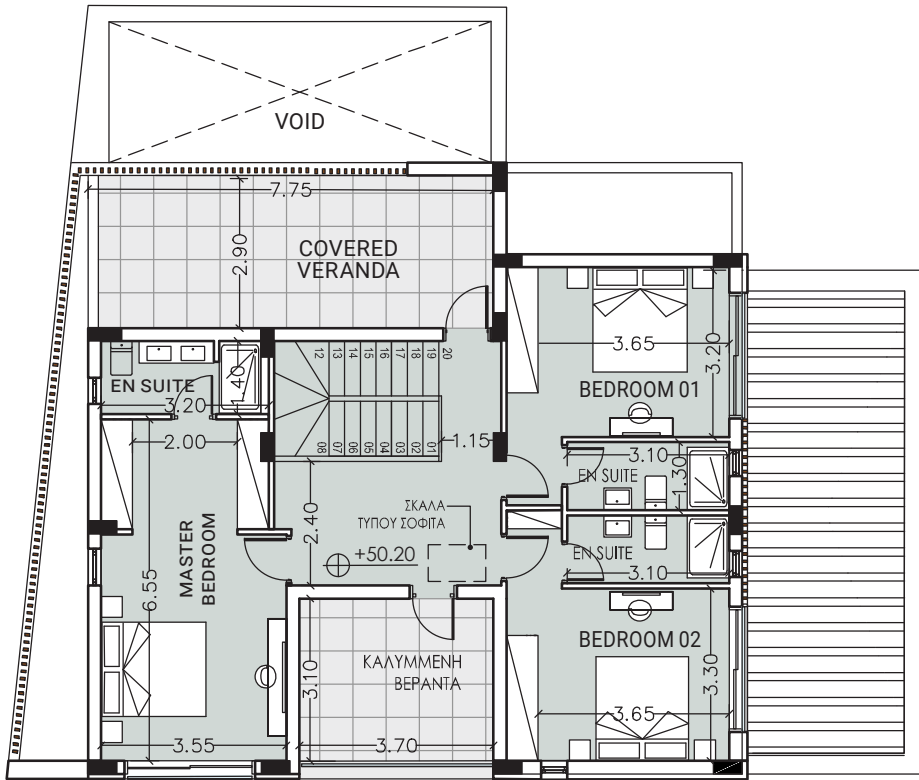
1ST Floor

VILLAS 3A & 3B

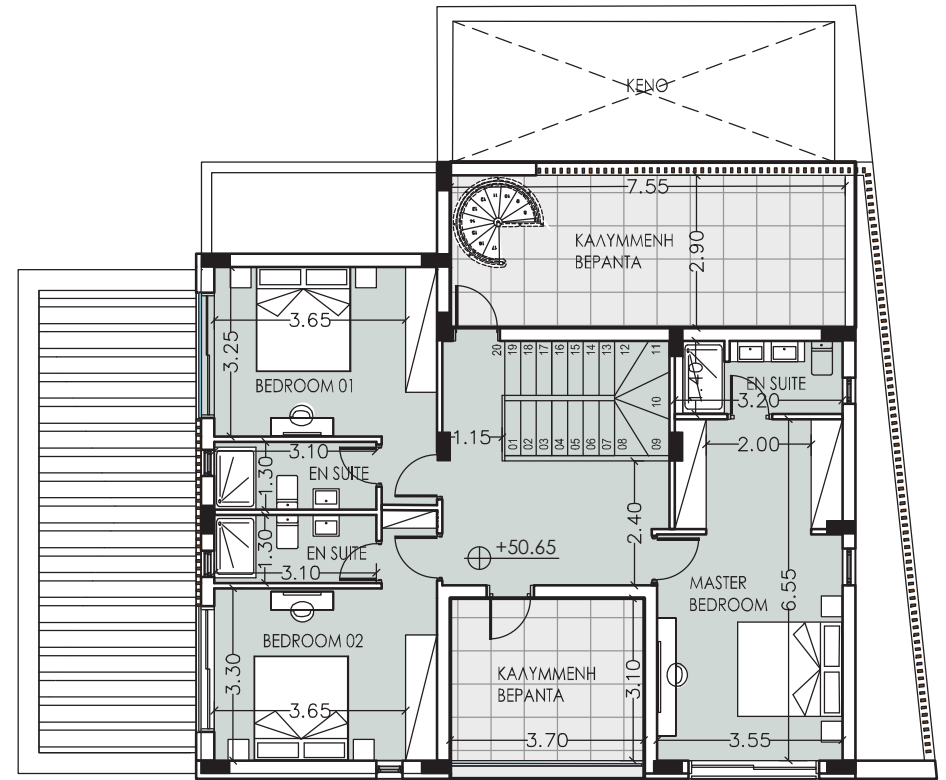


Ground Level

VILLAS	Bedrooms	Plot Area	Basement Area	Internal Ground Floor Area	Internal 1st Floor Area	Covered Veranda Area	Covered Parking Area	Un-Covered Veranda Area	Total Covered Area
3A & 3B	4 - 6	650m ²	130.5m ²	120.5m ²	108.5m ²	55m ²	49.5m ²	-	464m²

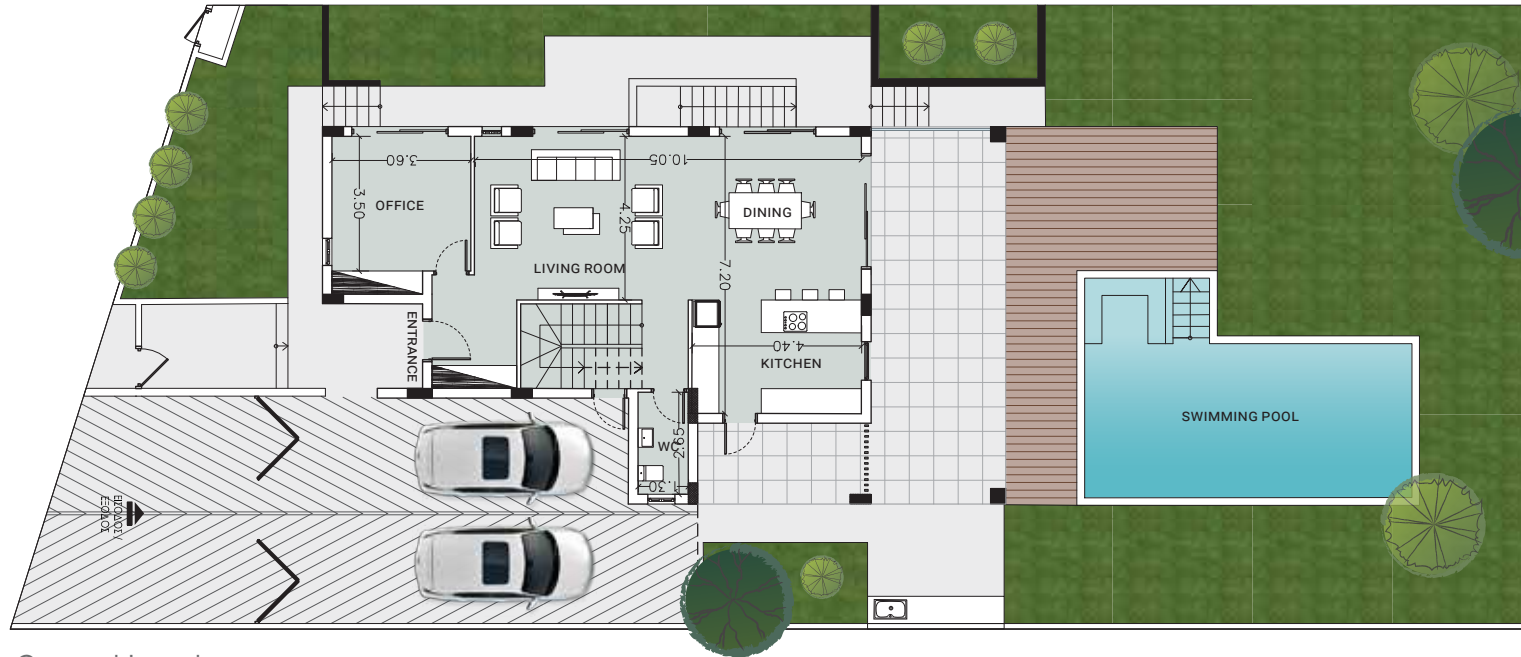


1ST Floor



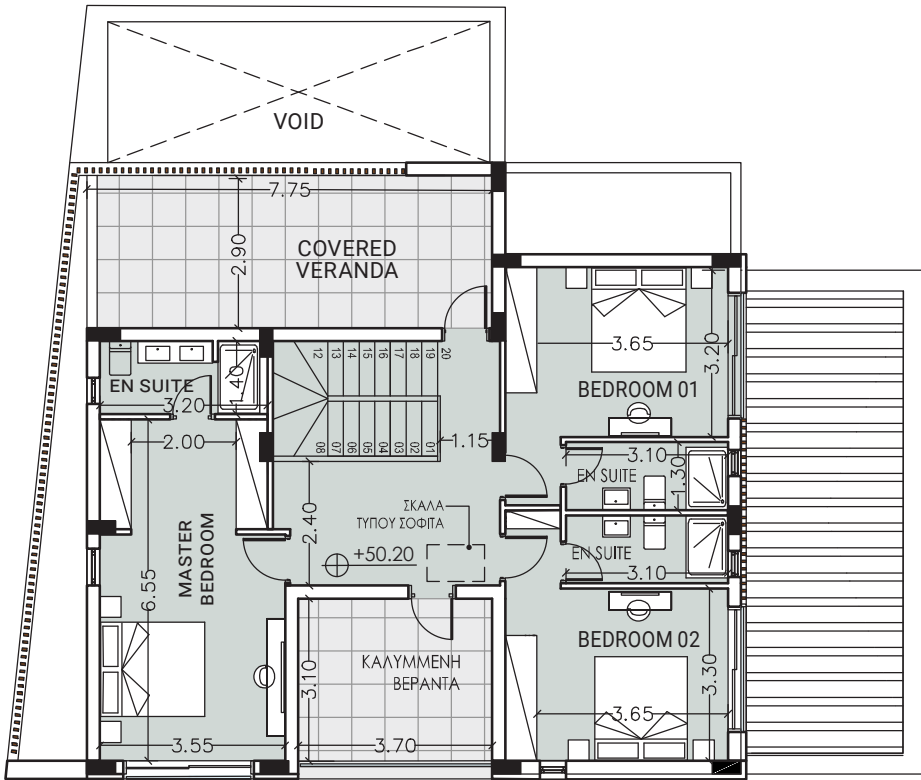
1ST Floor

VILLAS 4A - 4D

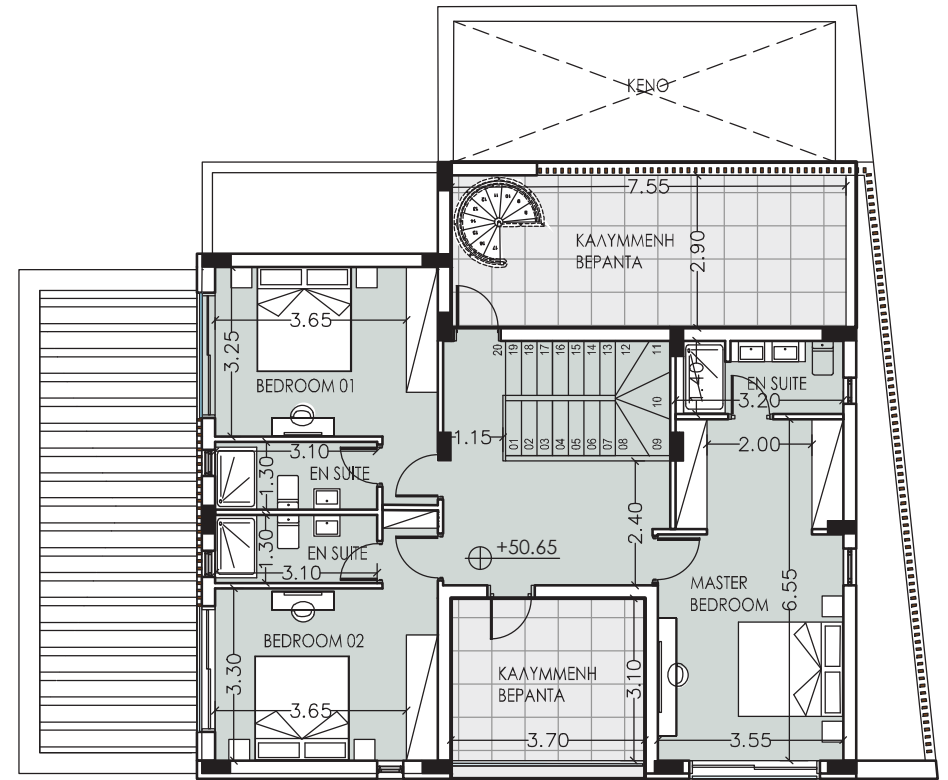


Ground Level

VILLAS	Bedrooms	Plot Area	Basement Area	Internal Ground Floor Area	Internal 1st Floor Area	Covered Veranda Area	Covered Parking Area	Un-Covered Veranda Area	Total Covered Area
4A - 4B	4 - 6	600m ²	120.5m ²	109.5m ²	100m ²	79m ²	45m ²	-	454m²
4C - 4D	4 - 6	600m ²	115m ²	105.5m ²	99m ²	66.5m ²	42.5m ²	-	428.5m²



1ST Floor



1ST Floor



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