
Palm Ⅳ

# PALM IV:
# A Haven of Comfort

## An Exclusive Blend of Privacy and Elegance

Palm IV Residence is an exceptional new development nestled in the serene suburbs of the Columbia Area, Limassol. Thoughtfully designed with modern living in mind, it combines impeccable architecture, premium residential facilities, and a prime location surrounded by nature. This upscale residence is ideal for families and professionals seeking both comfort and privacy.

The development consists of three floors, each featuring one spacious two-bedroom and one three-bedroom apartment, all crafted to the highest standards. Every home includes a covered veranda, offering an inviting outdoor space to unwind. Additionally, residents will benefit from covered parking, ensuring convenience and security in this exclusive living environment.





# A PERFECT LOCATION

## Urban Luxury in Limassol

Nestled amidst the vibrant pulse of the Eastern Mediterranean gem, Limassol, lies the coveted Palm V, beckoning property investors with its irresistible allure. Here, where the city's energy thrums through its streets, this architectural marvel stands as a testament to innovation and sophistication. Each facet of its design, meticulously crafted, seamlessly melds state-of-the-art architecture with contemporary artistry.

The Palm IV offers a sanctuary for those who crave the fusion of opulence and city living.




AGIOS ATHANASIOS
YERMASOYIA
NICOSIA
LARNACA
PAPHOS
LIMASSOL
Kolonakiou
Christaki Kranou
Agiou Athanasiou
Kolonakiou
Griva Digeni
Georgiou Avenue
Agias Filaxeos
Agias Zonis
Agias Zonis
Makariou III
Enaerios
Gladstonos
TOWN CENTRE
Anexartisias
Spyroy Araouzou
MOLOS
LIMASSOL MARINA
PLACES OF INTEREST
BANKS
Approximately
300m.
HYPERMARKETS
Approximately
600m.
SCHOOL
Approximately
800m.
MEDICAL CENTRE
Approximately
850m.
RESTAURANTS
Approximately
200m.
NIGHTLIFE
Approximately
2000m.
BEACH
Approximately
1000m.

# THE ART OF MODERN LIVING

## Seamlessly Blending Style with Practicality

Step into a world of comfort and sophistication with this spacious residence, thoughtfully designed to enhance your everyday living experience.
A harmonious blend of functionality and style, the open-plan living and dining area sets the perfect stage for cherished moments—whether intimate family gatherings or vibrant social occasions. The seamlessly integrated modern kitchen, with its ergonomic layout, invites you to enjoy a seamless culinary journey.

Every detail is carefully curated to create a home where luxury meets practicality, ensuring that the memories you create here become timeless treasures.



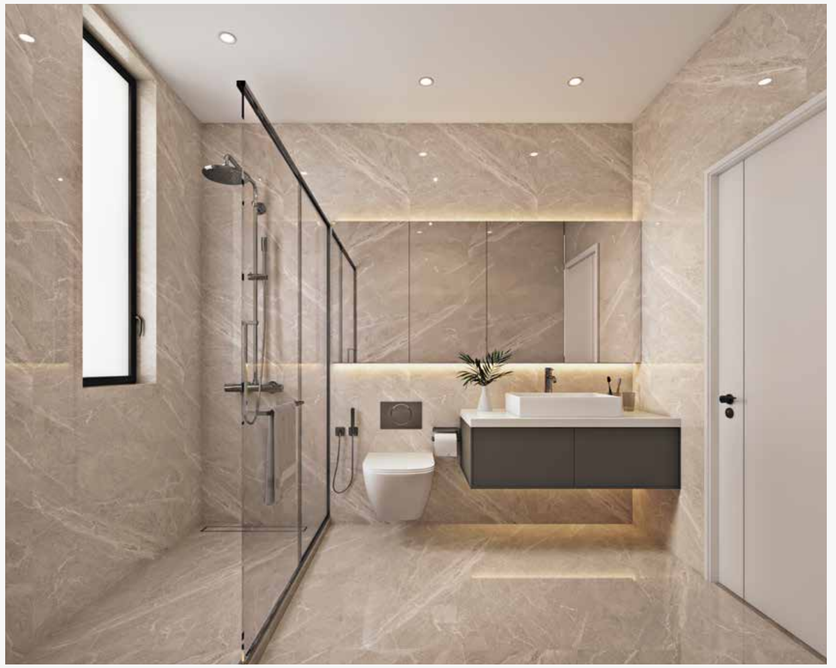


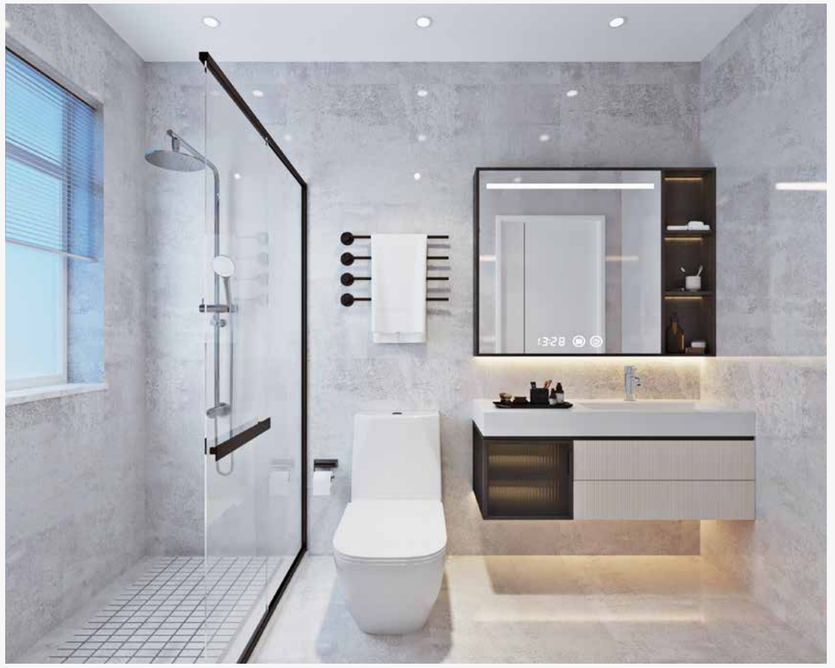
# ELEVATED SERENITY

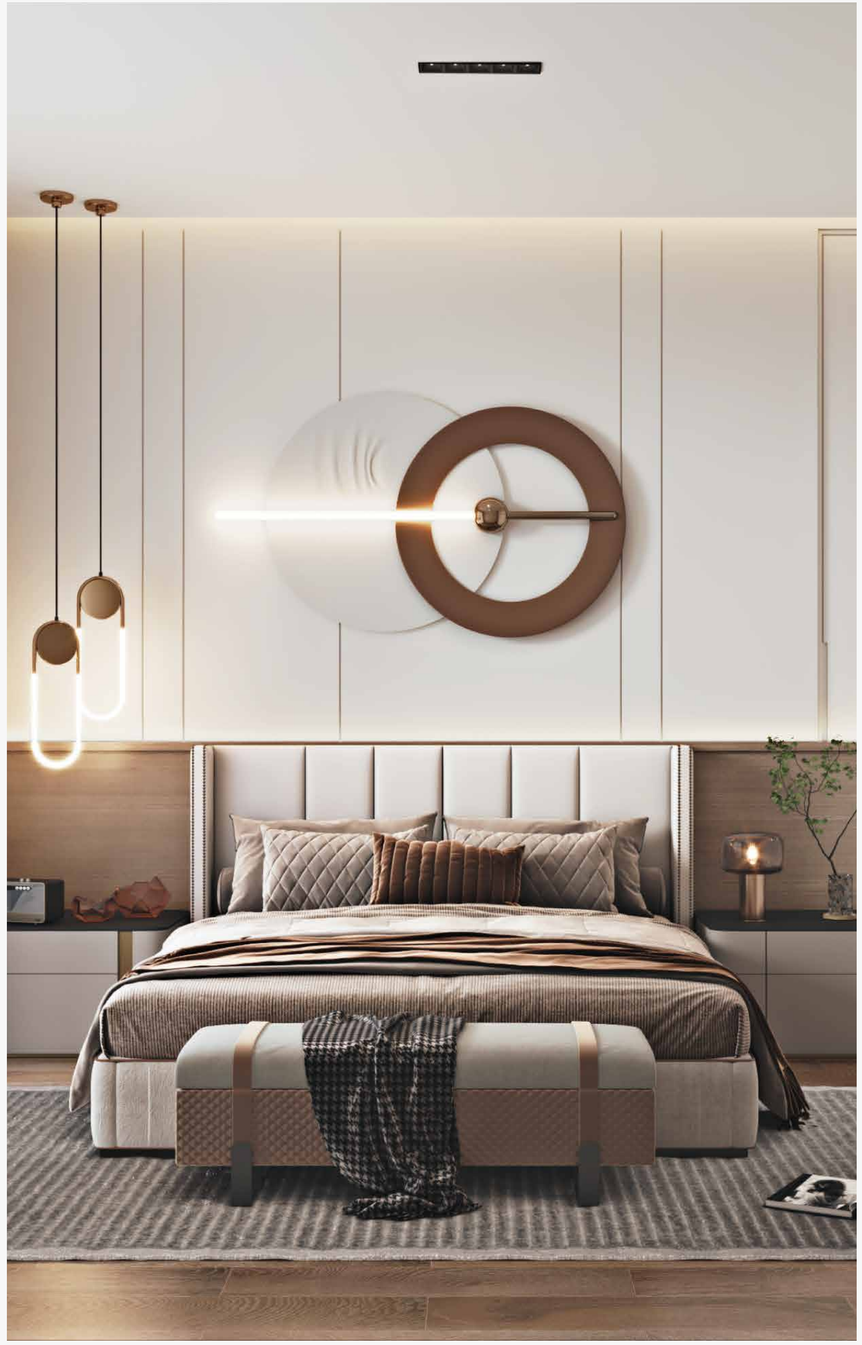
## A Private Haven of Luxury and Peace

Each space is masterfully designed to inspire tranquility and indulgence, offering a private retreat where relaxation and refinement converge. Every element is meticulously curated to exude timeless elegance, creating an atmosphere of effortless sophistication. The bedrooms provide a serene escape, while the bathrooms redefine modern luxury with exquisite fixtures and spa-inspired amenities.

Experience a seamless fusion of style and functionality, where every moment spent in these exceptional spaces is a celebration of refined living.







# FUTURE OF HOME LIVING

## The Smart Home Features of Palm IV

Each apartment is thoughtfully designed with a full suite of modern smart-home features, enhancing both convenience and security. From the moment you enter, a smart control panel seamlessly puts automation at your fingertips. Customize your lighting with smart switches, while motion and open/close sensors provide enhanced security and peace of mind. Stay comfortable year-round with temperature and humidity sensors, complemented by intelligent climate control for underfloor heating, air conditioning, and boiler systems. Additional safety measures, including water leak detectors, ensure your home remains protected. Effortlessly adjust your ambiance with smart curtain control, creating the perfect setting for any occasion.

Experience the epitome of contemporary living at Palm IV, where every detail is designed with your comfort and convenience in mind.










# 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

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.

## Entrance Doors & 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.

## Wardrobes & Kitchen Cabinets

- **KITCHEN**
  European branded high-standard kitchen.
- **BUILT-IN WORDROBES**
  European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.
- **INTERNAL DOORS**
  European branded high-standard internal doors, complete with metal door handle, lock, doorstop and hinges.

## 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.
- **WORKTOPS**
  Choice of synthetic granite worktop €150.00 per running meter.
  * (All floors will be finished with matching skirting)



## 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 & 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 be included.

## Electrical Installation

- Concealed circuits in accordance with 17th 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.
- Video Entry system for main door with intercom.

## Heating & Cooling

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

Palm V

## 3rd Floor

5. Apartment 301
6. Apartment 302

## 2nd Floor

3. Apartment 201
4. Apartment 202

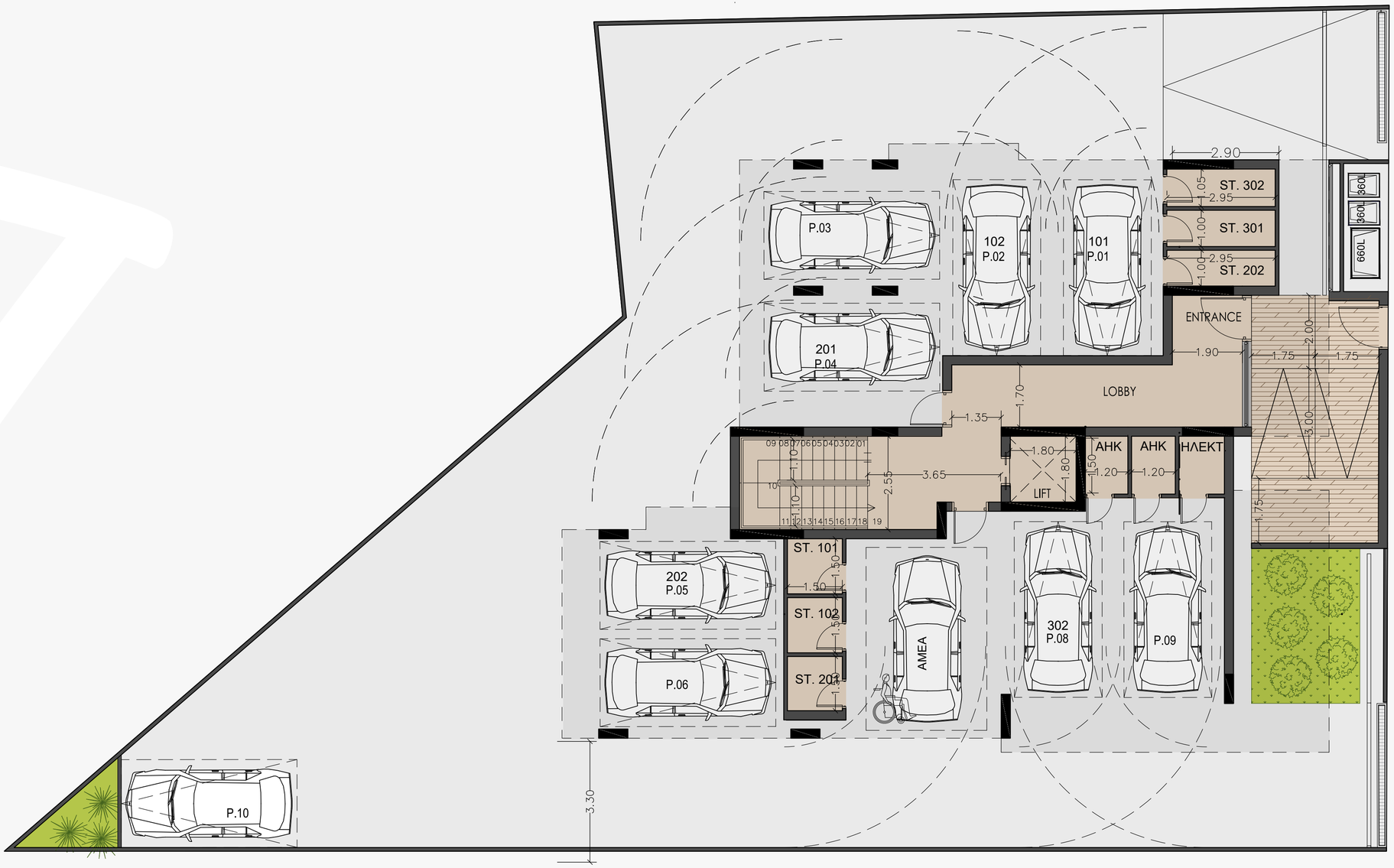
## 1st Floor

1. Apartment 101
2. Apartment 102



# Ground Floor

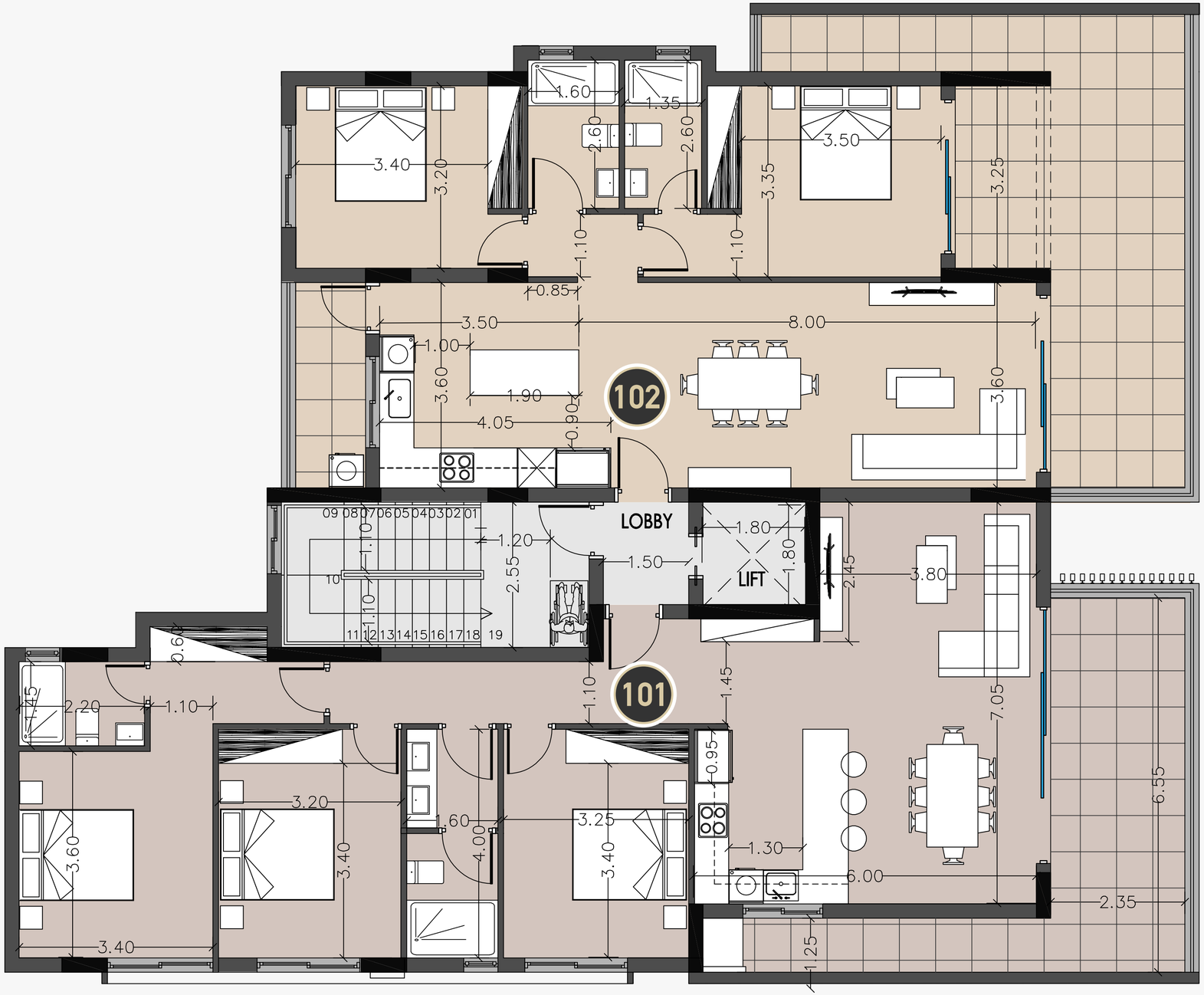




# 1st Floor

| APARTMENT NO. | 101 | 102 |
|---|---|---|
| BEDROOMS | 3 | 2 |
| COVERED INDOOR AREA | 114m² | 93m² |
| COVERED VERANDA AREA | 25m² | 28m² |
| STORE ROOM AREA | 3m² | 3m² |
| COMMON ROOM AREA | 14m² | 12m² |
| UN-COVERED VERANDA AREA | - | - |
| **TOTAL COVERED AREA** | **156m²** | **136m²** |

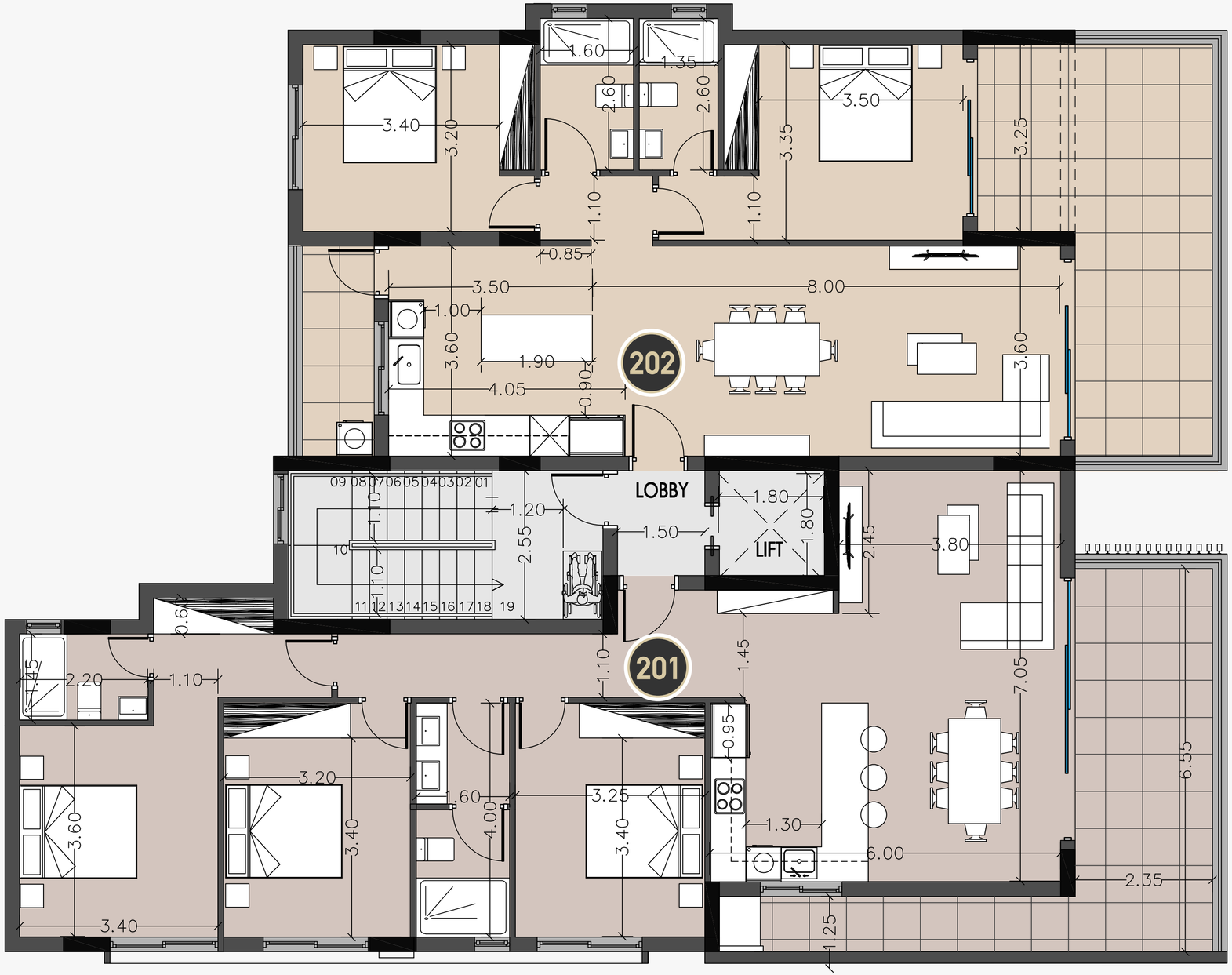




# 2nd Floor

| APARTMENT NO. | 201 | 202 |
|---|---|---|
| BEDROOMS | 3 | 2 |
| COVERED INDOOR AREA | 114m² | 93m² |
| COVERED VERANDA AREA | 21m² | 27m² |
| STORE ROOM AREA | 3m² | 4m² |
| COMMON ROOM AREA | 14m² | 12m² |
| UN-COVERED VERANDA AREA | - | - |
| **TOTAL COVERED AREA** | **152m²** | **136m²** |

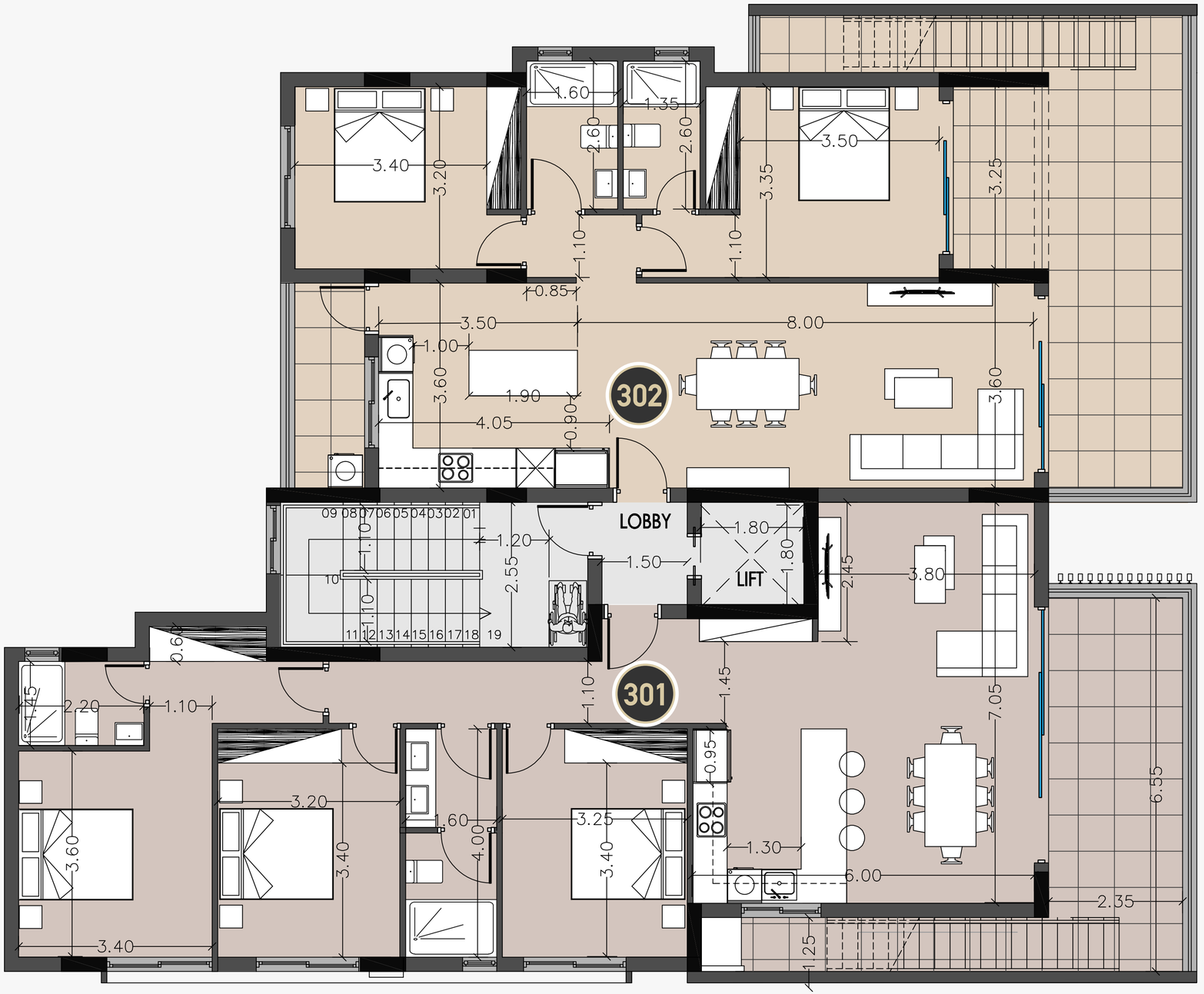




# 3rd Floor

| APARTMENT NO. | 301 | 302 |
|---|---|---|
| BEDROOMS | 3 + | 2 + |
| COVERED INDOOR AREA | 137m² | 113m² |
| COVERED VERANDA AREA | 18m² | 32m² |
| STORE ROOM AREA | 26m² | 25m² |
| COMMON ROOM AREA | 14m² | 12m² |
| UN-COVERED VERANDA AREA | 49.3m² | 63m² |
| **TOTAL COVERED AREA** | **195m²** | **182m²** |

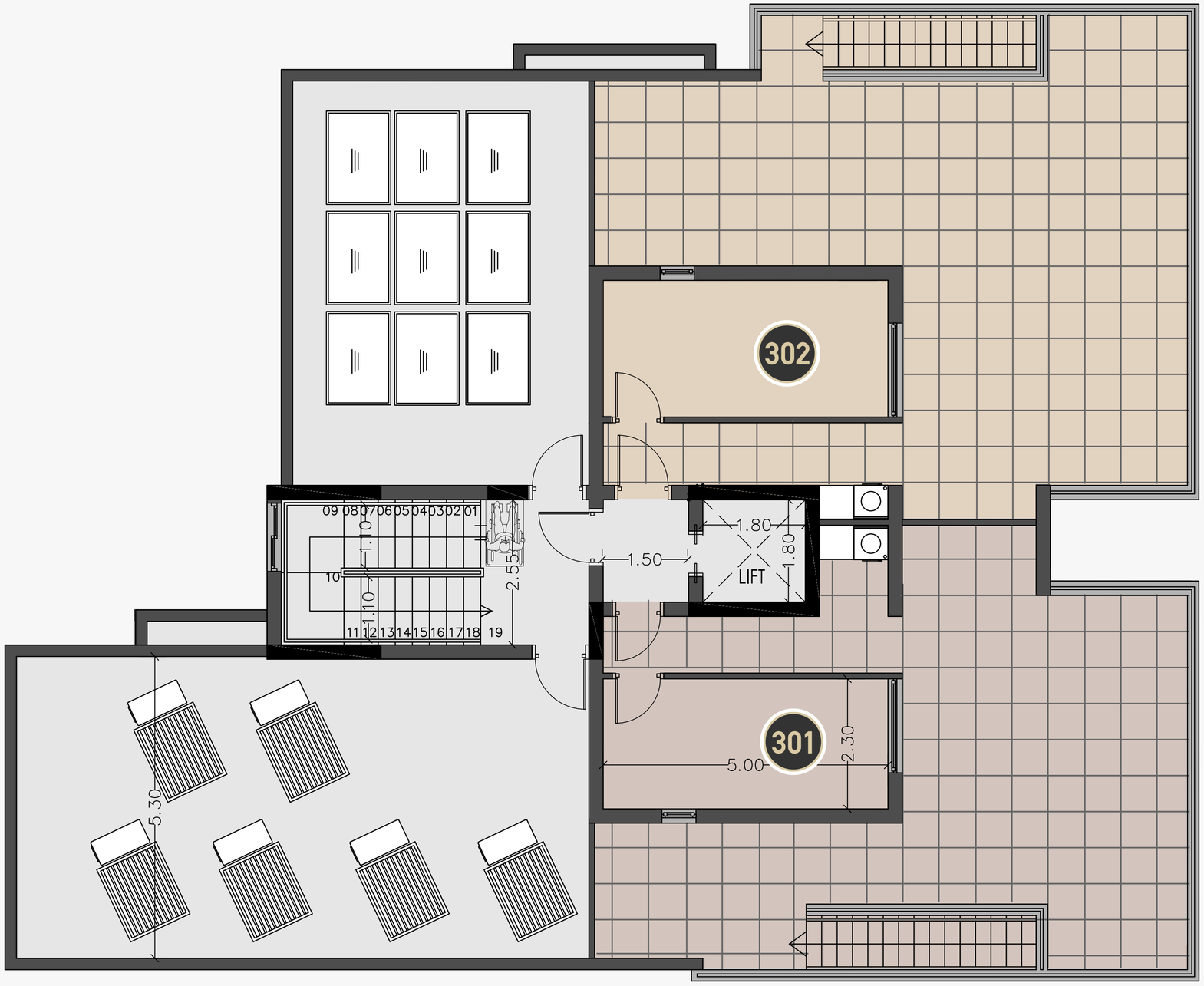




# Penthouse Floor

| APARTMENT NO. | 301 | 302 |
|---|---|---|
| BEDROOMS | 3 + | 2 + |
| COVERED INDOOR AREA | 137m² | 113m² |
| COVERED VERANDA AREA | 18m² | 32m² |
| STORE ROOM AREA | 26m² | 25m² |
| COMMON ROOM AREA | 14m² | 12m² |
| UN-COVERED VERANDA AREA | 49.3m² | 63m² |
| **TOTAL COVERED AREA** | **195m²** | **182m²** |










Whilst all care has been taken, the information contained herein is for indicative purposes and a guide only and does not constitute an offer, warranty or contact. All computer generated-images and representations are indicative only. Changes may be made during the futher planning or development stages; and thus, subject to change without notice. E & O.E.