
Palm III



WELCOME

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 utmost privacy in mind, Palm III offers a truly contemporary environment, surrounded by serene landscaped gardens.



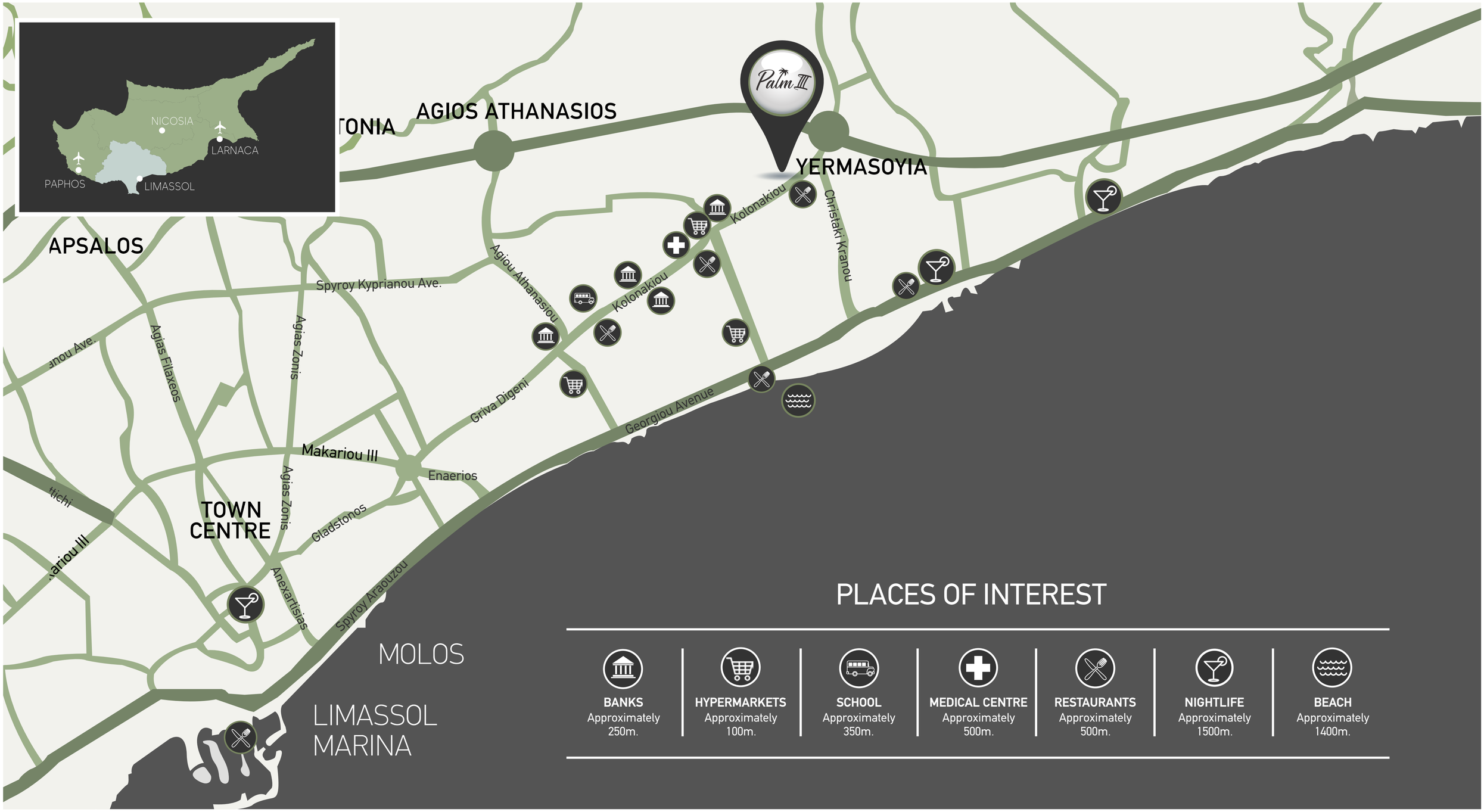
PALM III

Urban Luxury in Limassol

Nestled amidst the vibrant pulse of the Eastern Mediterranean gem, Limassol, lies the coveted Palm III, 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 III offers a sanctuary for those who crave the fusion of opulence and city living.




NICOSIA
LARNACA
PAPHOS
LIMASSOL
AGIOS ATHANASIOS
YERMASOYIA
APSALOS
Spyroy Kyprianou Ave.
Agiou Athanasiou
Kolonakiou
Christaki Kranou
Agias Filaxeos
Agias Zonis
Griva Digeni
Georgiou Avenue
Makariou III
Enaerios
TOWN CENTRE
Gladstonos
Anexartisias
Spyroy Araouzou
MOLOS
LIMASSOL MARINA
PLACES OF INTEREST
BANKS Approximately 250m.
HYPERMARKETS Approximately 100m.
SCHOOL Approximately 350m.
MEDICAL CENTRE Approximately 500m.
RESTAURANTS Approximately 500m.
NIGHTLIFE Approximately 1500m.
BEACH Approximately 1400m.

ELEVATED LIVING

Where Functionality Meets Style

Step into a realm of comfort and functionality with this spacious abode, meticulously crafted to elevate your quality of life. Designed with both practicality and style in mind, the open-plan living room and dining area beckon for cherished moments with family and friends, offering an ideal setting for both intimate gatherings and lively social evenings. Seamlessly integrated, the modern kitchen boasts an ergonomic layout, promising a delightful culinary journey every day.

Embrace the joy of living in a space where every detail is thoughtfully considered, where functionality meets luxury, and where the moments you share become the cornerstone of cherished memories.



TRANQUIL OPULENCE

Unmatched Elegance of Private Spaces

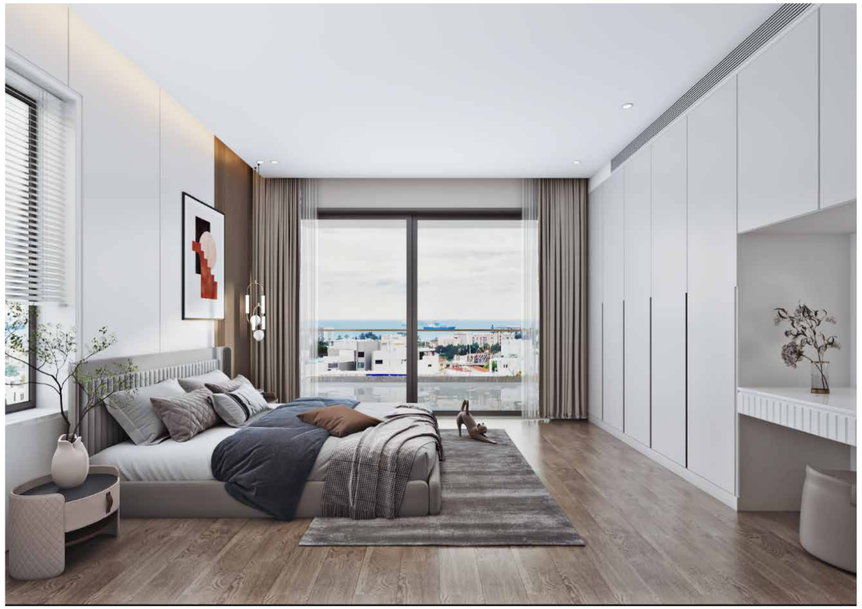
Each space is meticulously designed to evoke a sense of tranquility and opulence, offering a sanctuary for relaxation and rejuvenation. Every detail is carefully curated to create an ambiance of timeless elegance. The bedrooms are havens of comfort, adorned with plush bedding and bespoke decor, while the bathrooms are showcases of modern indulgence, featuring lavish fixtures and spa-like amenities.

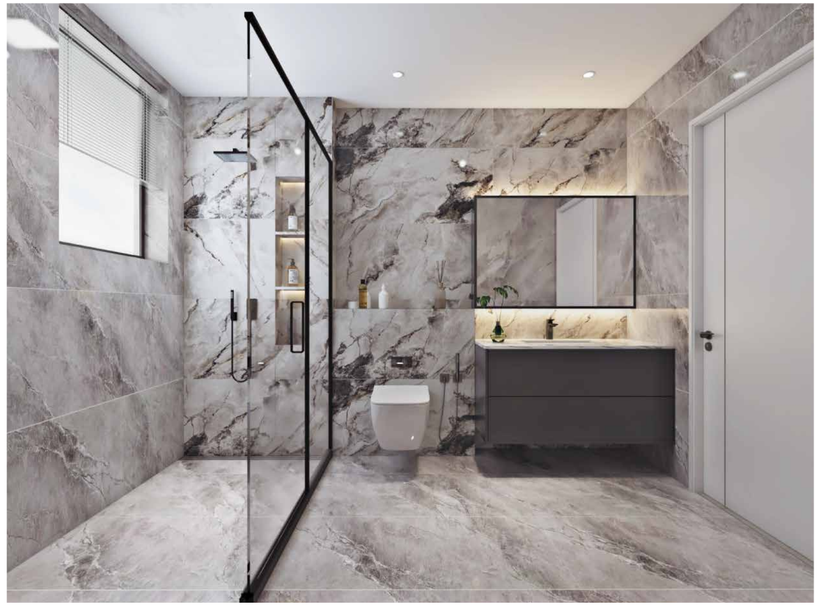
Experience a harmonious blend of style and functionality, where every moment spent in these exquisite spaces is a testament to refined living at its finest.











THE FUTURE OF HOME LIVING

The Smart Home Features of Palm III

Each apartment is equipped with a comprehensive suite of modern amenities designed to enhance your living experience. From the moment you step inside, you'll be greeted by a smart control panel, putting the power of automation at your fingertips. Adjust lighting to suit your mood with smart light switches, while motion sensors and open/close detection sensors provide peace of mind with advanced security measures. Stay comfortable year-round with temperature and humidity sensors, complemented by smart climate control for underfloor heating, A/C, and boiler systems. Our commitment to safety extends further with water leak detectors, ensuring your home remains protected. And with smart curtain control, you can effortlessly set the ambiance for every occasion.

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





BEYOND EXPECTATIONS

Exclusive Amenities at Palm III

Palm III epitomizes contemporary living with an array of premium amenities designed to enhance comfort and security, a seamless blend of convenience, luxury, and tranquility for its discerning residents.

- Gated Secured Complex
- CCTV for all Common Areas
- Luxury Entrance Lobby
- Decorative Architectual LED Lighting for Common Areas
- Residence Only Gym Facility
- Fully Landscaped Garden Areas
- Private Secured Parking for Residents





Palm III

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)

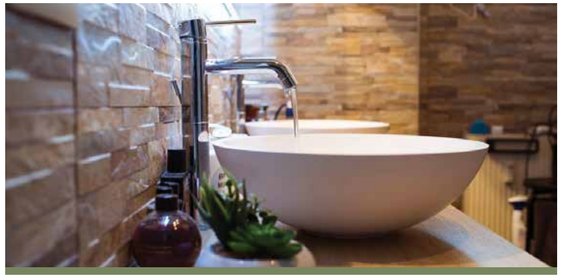


Railings / Balustrades

- **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 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.
- 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

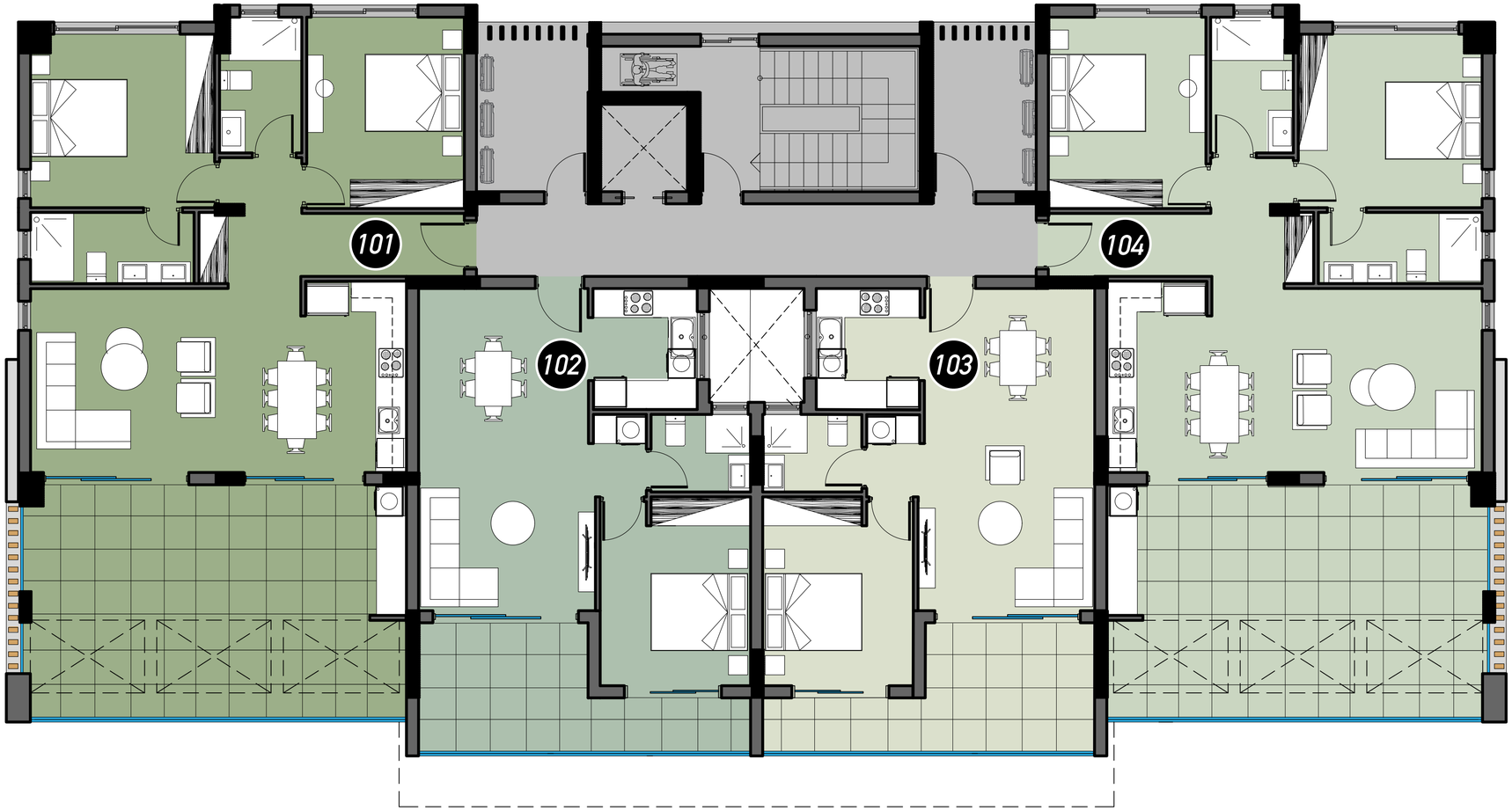
- 7" smart control panel in every apartment.
- Smart light switches.
- Security Motion Sensors and Security Open/close detection sensor for security.
- Temperature and humidity sensor.
- Smart climate control for underfloor heating, A/C and boiler.
- Water leaking detector sensor.
- Smart Curtain control.

** 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 III

GROUND FLOOR



Palm III

1st FLOOR

APARTMENT 101

Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	15m²
Common Area:	10m²
Storage Room Area:	3.5m²
Total Covered Area:	121.5m²

APARTMENT 102

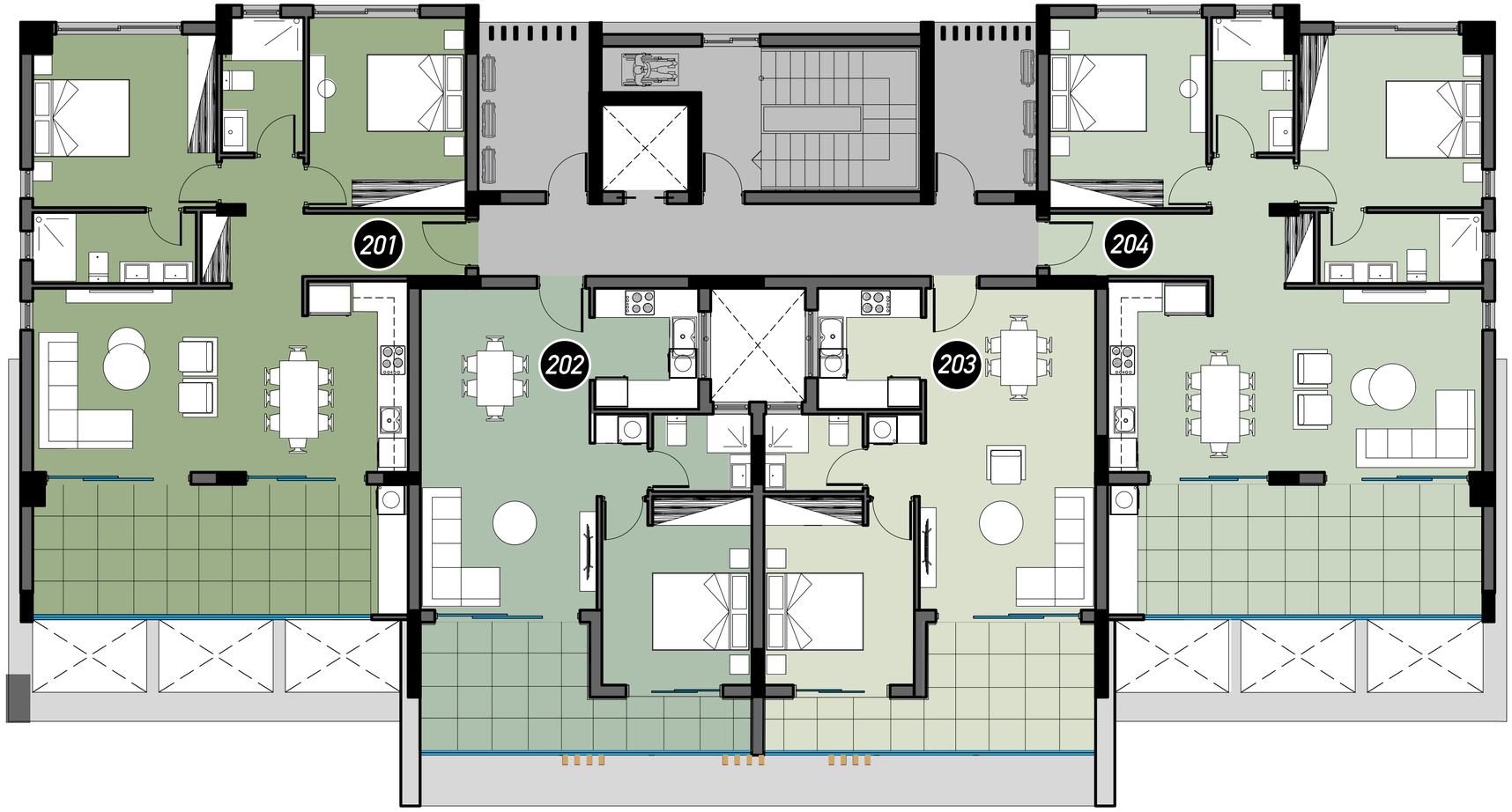
Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	4m²
Total Covered Area:	77m²

APARTMENT 103

Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	3m²
Total Covered Area:	76m²

APARTMENT 104

Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	15m²
Common Area:	10m²
Storage Room Area:	3m²
Total Covered Area:	121m²



Palm III

2nd FLOOR

APARTMENT 201

Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	-
Common Area:	10m²
Storage Room Area:	3.5m²
Total Covered Area:	121.5m²

APARTMENT 202

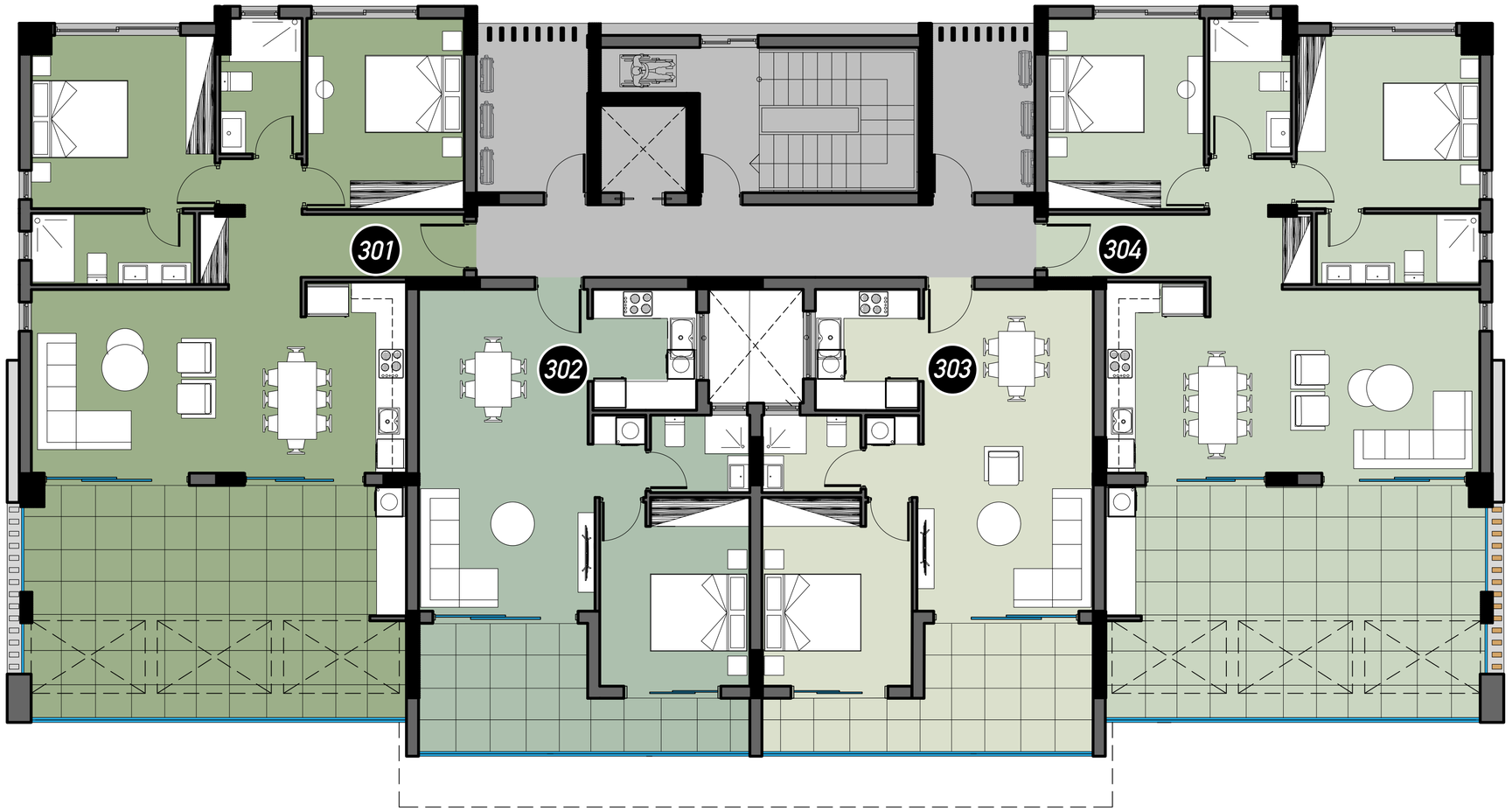
Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	3.5m²
Total Covered Area:	76.5m²

APARTMENT 203

Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	3m²
Total Covered Area:	76m²

APARTMENT 204

Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	-
Common Area:	10m²
Storage Room Area:	2.5m²
Total Covered Area:	120.5m²



Palm III

3rd FLOOR

APARTMENT 301

Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	15m²
Common Area:	10m²
Storage Room Area:	3.5m²
Total Covered Area:	121.5m²

APARTMENT 302

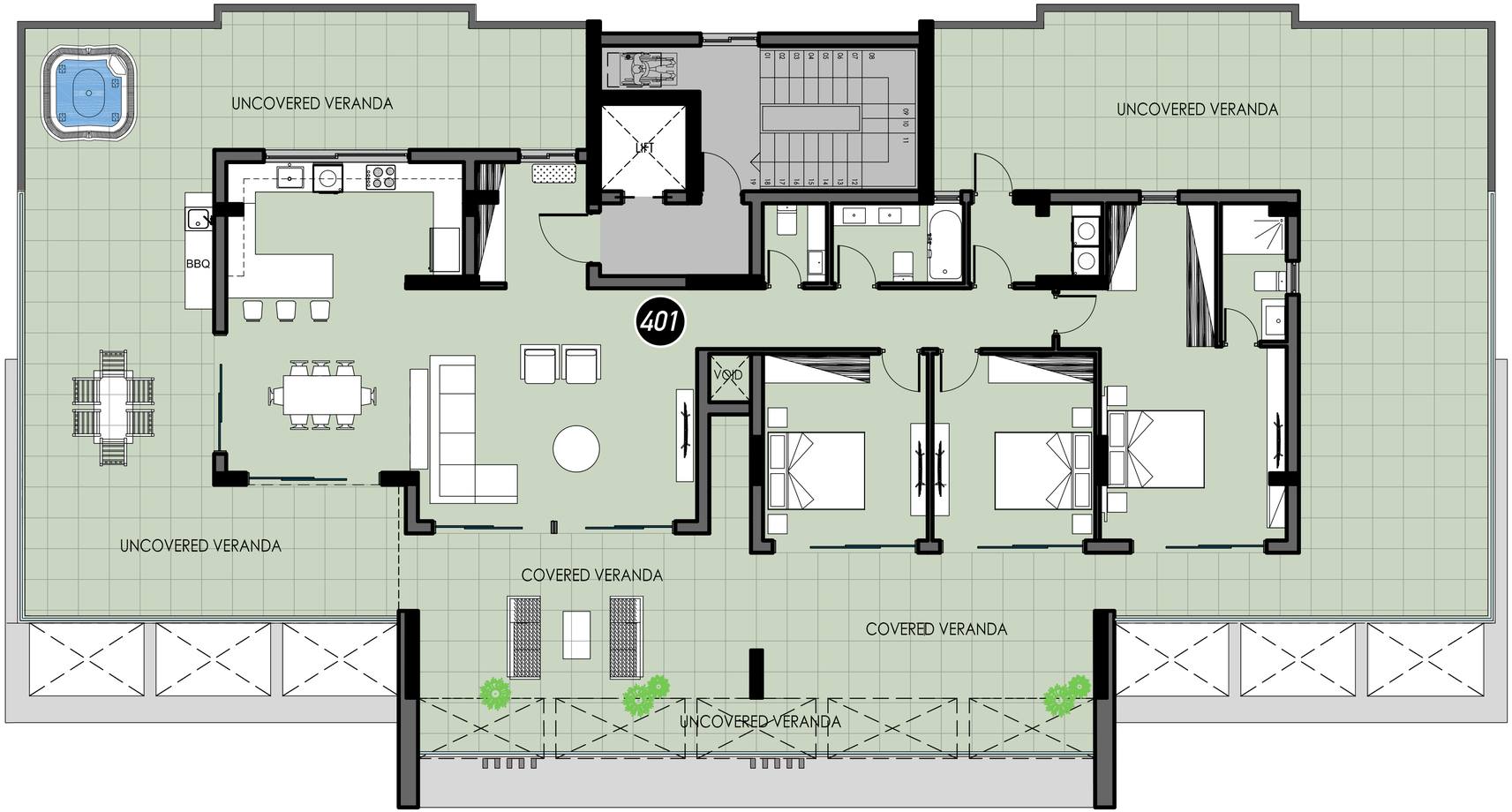
Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	3.5m²
Total Covered Area:	76.5m²

APARTMENT 303

Bedrooms:	1
Covered Indoor Area:	54m²
Covered Veranda Area:	13m²
Un-covered Veranda Area:	-
Common Area:	6m²
Storage Room Area:	3.5m²
Total Covered Area:	76.5m²

APARTMENT 304

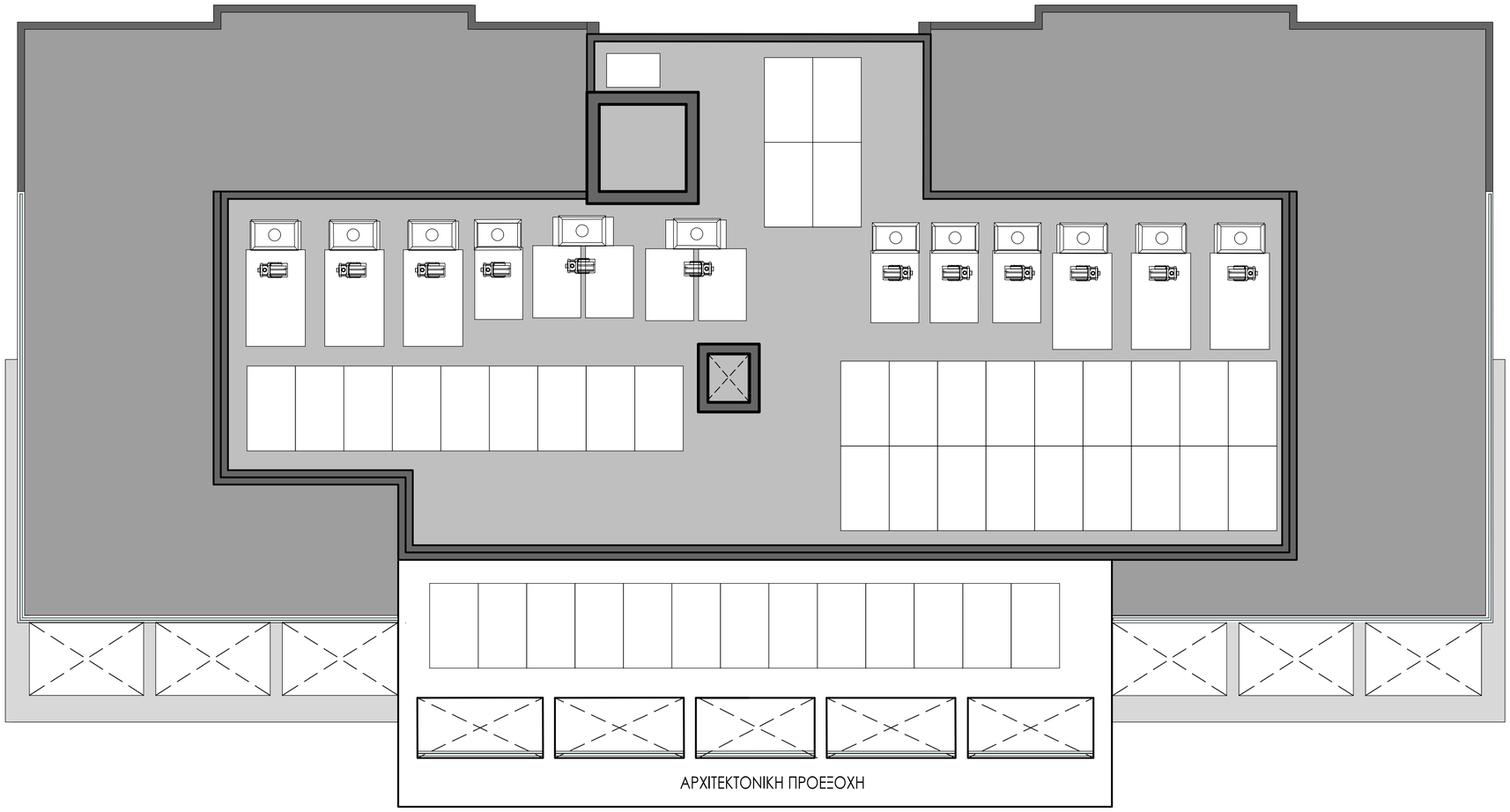
Bedrooms:	2
Covered Indoor Area:	87m²
Covered Veranda Area:	21m²
Un-covered Veranda Area:	15m²
Common Area:	10m²
Storage Room Area:	2.5m²
Total Covered Area:	120.5m²



Palm III

PENTHOUSE FLOOR

APARTMENT 401	
Bedrooms:	3
Covered Indoor Area:	153m²
Covered Veranda Area:	44m²
Un-covered Veranda Area:	165m²
Common Area:	22m²
Storage Room Area:	6m²
Total Covered Area:	220m²



Palm III

ROOF FLOOR


Palm III


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