

**AFFORDABLE ELEGANCE**

MONTARA HOMES

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Montara Homes is a residential development defined through affordable elegance, suburban rhythm and an island-inspired architecture. A real estate project for those aspiring to live in one of the most cosmopolitan cities in the Mediterranean but at the same time enjoy a more relaxed, authentic and real taste of Limassol's vibe.

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# THE PROJECT

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Montara Homes is a beautiful gated community development of 22 houses that redefines urban living. Resting in a premium location in Agios Athanasios, one of the most upscale areas in Limassol. Montara Homes is a residential retreat characterised by a cutting-edge masterplan and sublime architecture. Benefiting from high-end common facilities and the suburb's residential charm, this development is a perfect match for those aspiring to live effortlessly in a tranquil but exciting community.





















# THE DETAILS

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-  Houses: 24
-  Bedrooms : 3-6
-  Bathrooms : 3-7
-  Floors : 2-4
-  Parking Spaces: 1-2
-  Basement: Yes
-  Internal Covered: 105.3 - 362 m<sup>2</sup>
-  Covered Veranda: 6.45 - 45.36 m<sup>2</sup>
-  Uncovered Veranda: 42 m<sup>2</sup>
-  Roof Garden: Yes
-  Plot: 150 - 750 m<sup>2</sup>
-  Status: Under construction
-  Energy Efficiency Rating: A
-  Delivery Date: Phase A 2024 / Phase B 2025















## TURNKEY FINISHES

High-quality ceramic tiles in living room | Laminate flooring in bedrooms | Quality ceramic tiles in bathrooms & toilets | Double glazing aluminium window frames | High quality entrance doors | Provision for A/C split units in all rooms | Sanitary wear from European brands | High-quality kitchen and wardrobes from European brands | Countertops made of artificial granite | High ceilings (2.90 - 3.20m)



*Modern living spaces, calming views and ample outdoors to enjoy life in the most cosmopolitan city in Cyprus*

## COMFORT LIVING

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Montara Homes is sheathed in stunning exteriors with a design-focused architectural style defining the entire development. Interiors are equally impressive, with only 3 and 4-bedroom houses available in the community, making it ideal for family living or as a long-term investment. At this residential retreat, one finds open space interiors, designed with high-end finishes without being excessively costly.







**LOCATION BENEFITS**

- Prestigious area
- Sea and landscape views
- Highly sought-after area
- Excellent investment potential





# MONTARA HOMES

AGIOS ATHANASIOS

AGIA FYLA

KATO POLEMIDIA

EKALI

YPSONAS

GERMASOGEIA

MESA GEITONIA

Grammar

Ygia

HISTORIC CENTER

LITC

Pascal

NEAPOLIS

COLUMBIA

GREEN AREA

ZAKAKI

Atlantica Miramare

The Royal Apollonia

Londa

Poseidonia

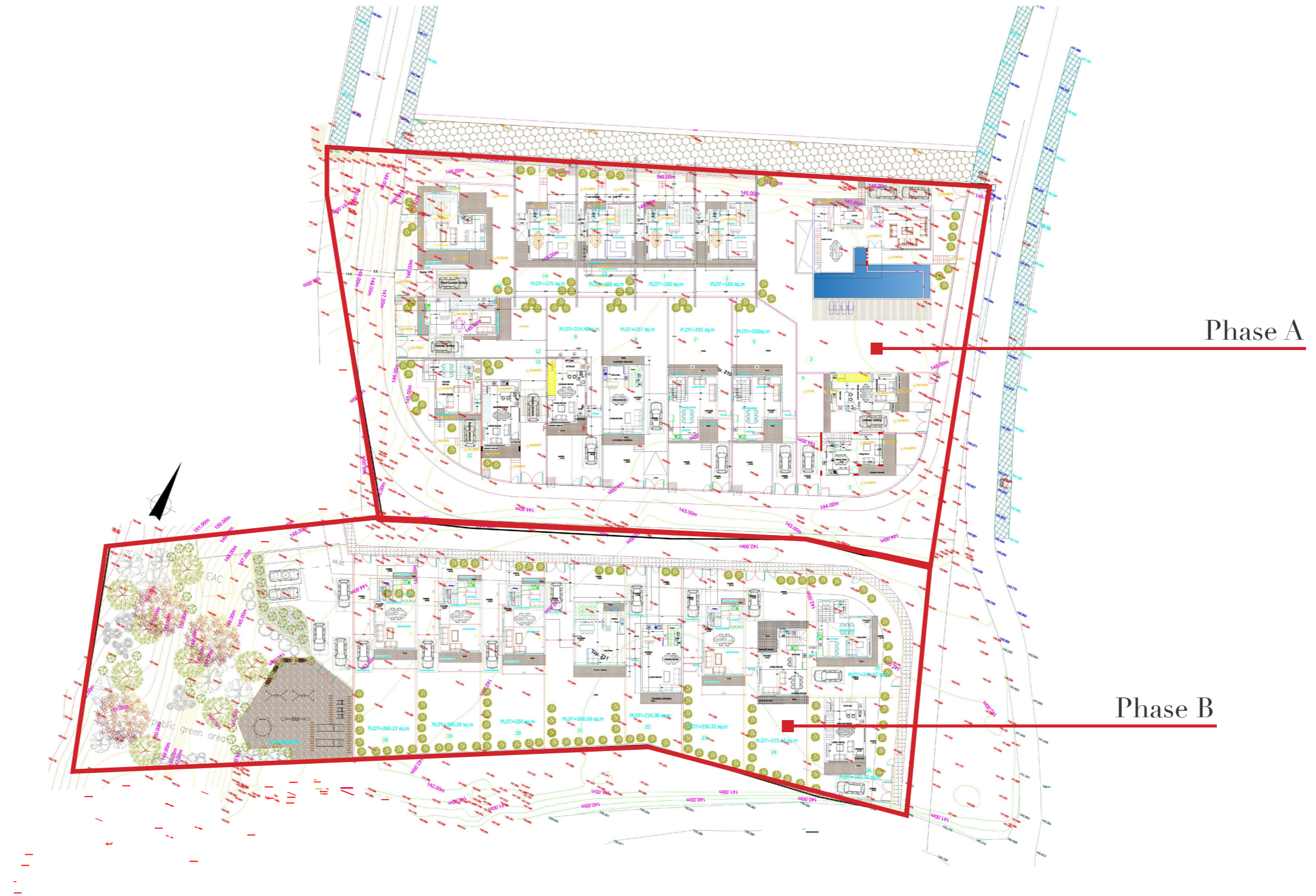


# UNITS

No	Floors	Type	Bedrooms	Bathrooms	Covered Internal (sq.m.)	Covered Veranda (sq.m.)	Parking Covered (sq.m.)	Roof Garden Uncovered Veranda (sq.m.)	Total Covered (sq.m.)	Total Area (sq.m.)	Plot (sq.m.)	Swimming Pool
<b>PHASE A</b>												
No 1	2	House	3	3	115.05	9.1	50.2	7.4	174.35	181.75	160	no
No 2	3	House	4	3	115.05	9.1	51.5	44.73	175.65	220.38	160	no
No 3	3	House	6	7	362	38	30.00	94.6	430	524.6	750	Private
No 4	2	House	3	3	110.8	10.86	15.00	Provision	136.66	136.66	157	no
No 5	2	House	3	3	105.3	18.1	14.40	13.6	137.8	151.4	150	no
No 6	2	House	3	3	123.48	21.37	14.40	18.16	159.25	177.41	250	no
No 7	3	House	3	3	136.08	21.37	14.40	66.26	171.85	238.11	255	no
No 8	2	House	3	3	123	23.5	15.00	7.50	161.5	169	257	no
No 9	2	House	3	3	110.81	10.89	14.40	5.67	136.1	141.77	214.40	no
No 10	2	House	3	3	110.81	10.86	15.00	Provision	136.67	136.67	165	no
No 11	3	House	3	3	121	6.45	16.00	33.06	143.45	176.51	150	no
No 12	2	House	3	3	110.4	10.5	15.00	no	135.9	135.9	185	no
No 13	3	House	5	5	207.86	45.36	15	43.7	268.22	311.92	300	no
No 15	2	House	3	3	115.05	9.1	48.6	7.4	172.75	180.15	160	no
No 16	2	House	3	3	115.05	9.1	52.5	7.4	176.65	184.05	175	no
<b>PHASE B</b>												
No 18	3	House	3	3	160	22.8	14.40	54.65	197.20	251.85	240	no
No 19	3	House	4	4	160.65	19.7	15.30	0.00	195.65	195.65	245	no
No 20	3	House	4	4	160.65	19.7	15.30	42.00	195.65	237.65	240	no
No 21	3	House	4	4	160	19.7	15.30	54.65	195.00	249.65	300	no
No 22	3	House	4	4	160.65	19.7	15.30	42.00	195.65	237.65	240	no
No 23	3	House	4	4	160.5	18.5	14.40	32.95	193.40	226.35	250	no
No 24	3	House	4	5	160	22.8	14.40	54.65	197.20	251.85	275	no
No 25	2	House	3	3	119.38	15.47	14.40	11.30	149.25	160.55	192.5	no
No 26	3	House	3	3	115.15	11.5	14.40	6.00	141.05	147.05	192.5	no



# MASTER PLAN



Phase A

Phase B



# KALEIDE

*Build your dream*

**Kaleide Property Group** is a real estate development company based in Cyprus with an impressive portfolio of ground-breaking projects.

Through its **SMART** property package, Kaleide offers affordable elegance accessible for family living or for long-term investment while through its **SELECT** package, it boasts a selection of properties, addressed to the high-end buyer.

With a focus on the transparency of the procedure, Kaleide offers premium residential and commercial properties for discerning clients. We work openly and with transparency with all our partners, promoting an inclusive and diverse brand strategy and aim to promote better living for all through sustainable and smart projects with a flair for high aesthetics.

Our team's combined experience enables us to be local experts with global industry knowledge, transforming Cyprus's property market and creating a new approach for real estate.



AFFORDABLE ELEGANCE




PREMIUM ELEGANCE




# CONTACTS

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