

# MONTARA HOMES

Entering brings tranquility,  
leaving brings prosperity. Ideal island life.



AFFORDABLE ELEGANCE



# CONTENTS

04

Introduction

06

Advantages

24

Floor Plan

32

Price

34

About kaleide



**M**ontara Homes is located in the core area of AGIOS ATHANASIOS, a high-end residential district in Limassol. Its carefully planned and elegant architecture not only brings a comfortable and convenient living experience, but also creates a peaceful and vibrant living atmosphere. Whether enjoying family time or indulging in the bustling charm of Limassol, MONTARA HOMES is your ideal choice.





# REGIONAL SUPPORTING FACILITIES

EXCELLENT EDUCATION,  
SERENE ENVIRONMENT, PRESERVING THE FUTURE



The project is located in a high-quality community, surrounded by a quiet environment, far away from the hustle and bustle, while having convenient living facilities. Adjacent to renowned private schools, only about 2-6 minutes drive from FOLEY'S SCHOOL and GRAMMAR SCHOOL, providing high-quality educational resources. This region has enormous investment and vast potential for future property appreciation, making it an ideal choice for living and investment.



学校实景图



AGIOS ATHANASIOS

AGIA FYLA

Heritage

General Hospital

KATO POLEMIDIA

EKALI

Mediterranean

German Polyclinic

Foleys

GERMASOGE

YPSONAS

MONTARA HOMES

MESA GEITONIA Grammar

Ygia

HISTORIC CENTER

LITC

Pascal

NEAPOLIS

COLUMBIA

GREEN AREA

ZAKAKI

Atlantica Miramare

The Royal Apollonia

Londa

Poseidonia







# LIMITED TO 15 RESIDENCES

## REFINED VILLAS REFINED LIVING



Montara Homes is an intimate enclave of just fifteen elegant villas. Each façade is meticulously crafted, its bold yet refined architecture lending the entire community a distinctive allure. Inside, expansive three- and four-bedroom layouts cater perfectly to growing families or discerning investors. Open, light-filled floor plans are complemented by premium turnkey finishes, delivering understated sophistication and everyday comfort in equal measure.







# LUXURIOUS HIGH-CEILING DESIGN



With a maximum ceiling height of 3.2 meters, it creates a bright and airy living experience, showcasing an extraordinary sense of style and prestige.





# HANDOVER STANDARDS

EXCELLENCE IN EVERY DETAIL,  
MASTERY IN CRAFTSMANSHIP

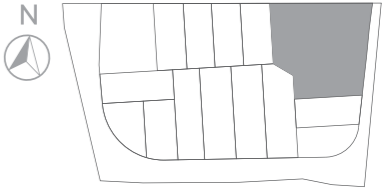
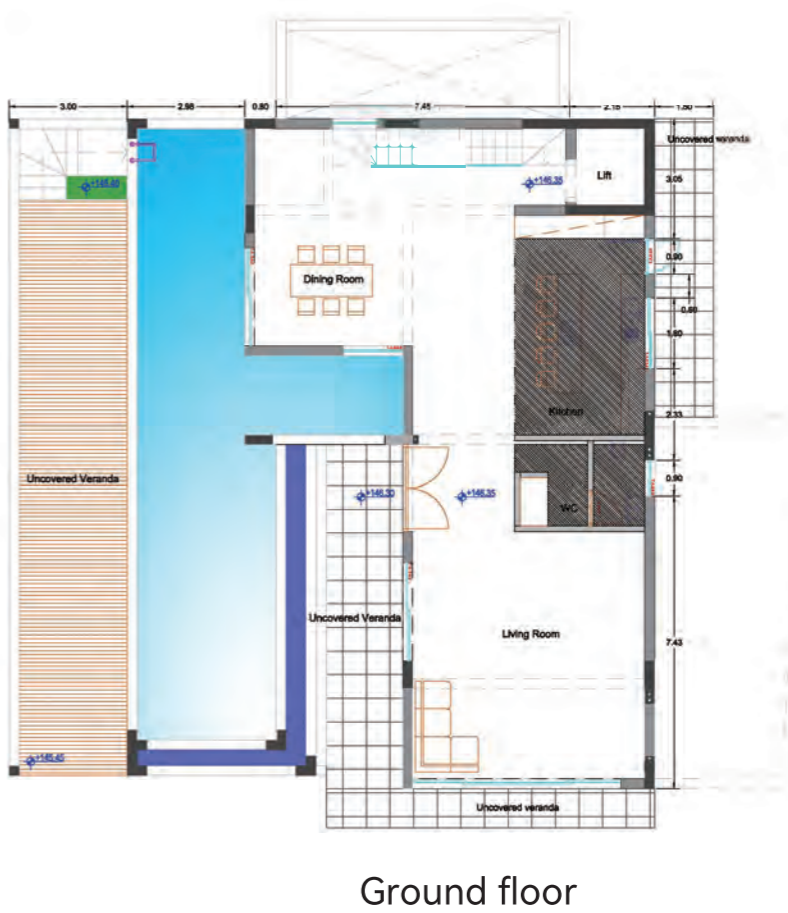
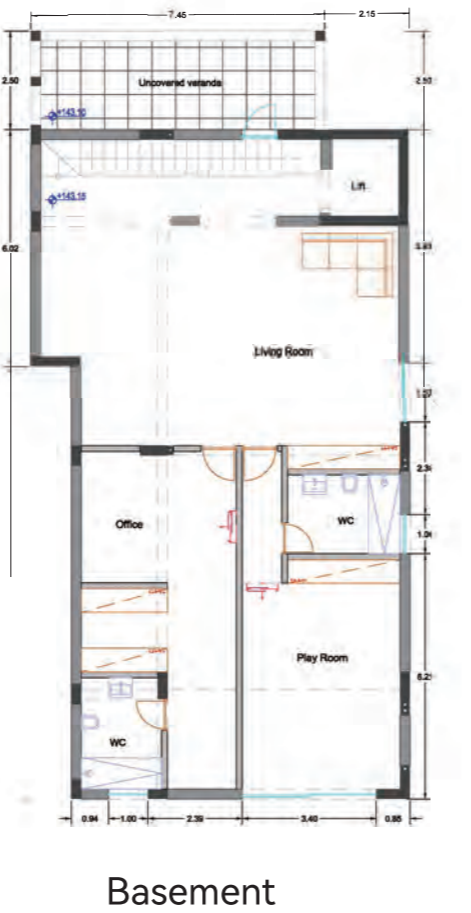
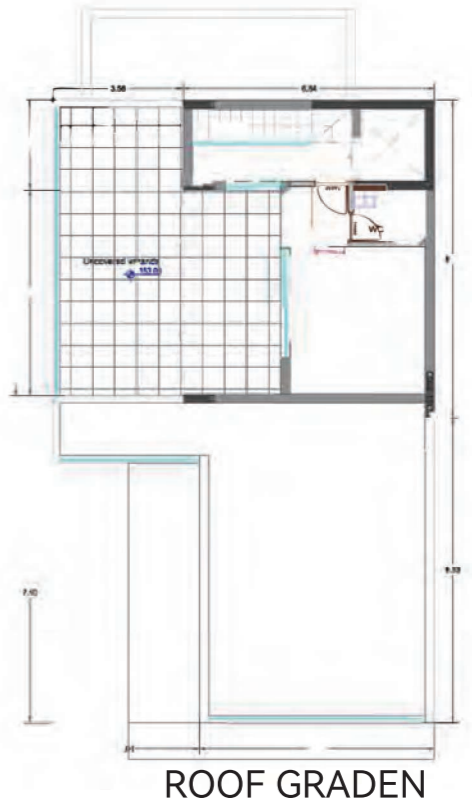
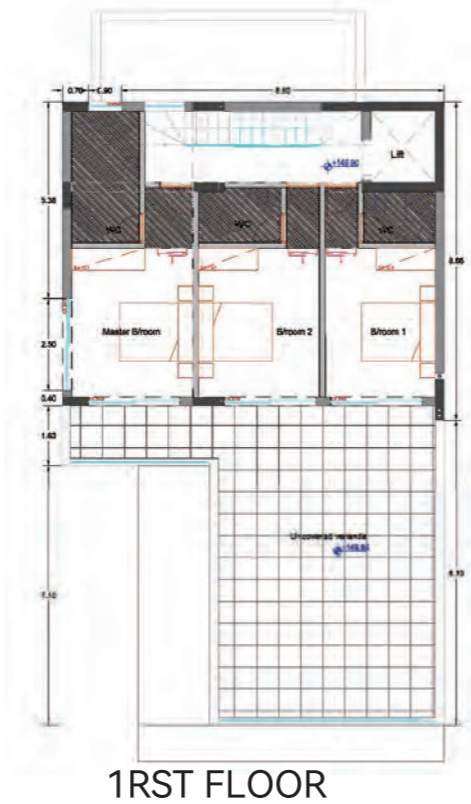


- Living room: High quality ceramic tiles
- Bedroom: High quality, durable flooring
- Bathroom: High quality, durable bricks
- Double layer aluminum insulated glass windows
- European-made secure entrance doors
- Pre-installed split air-conditioner
- European brand bathroom and kitchen appliances
- Countertops made of synthetic granite
- High ceiling design (2.90-3.20 meters))



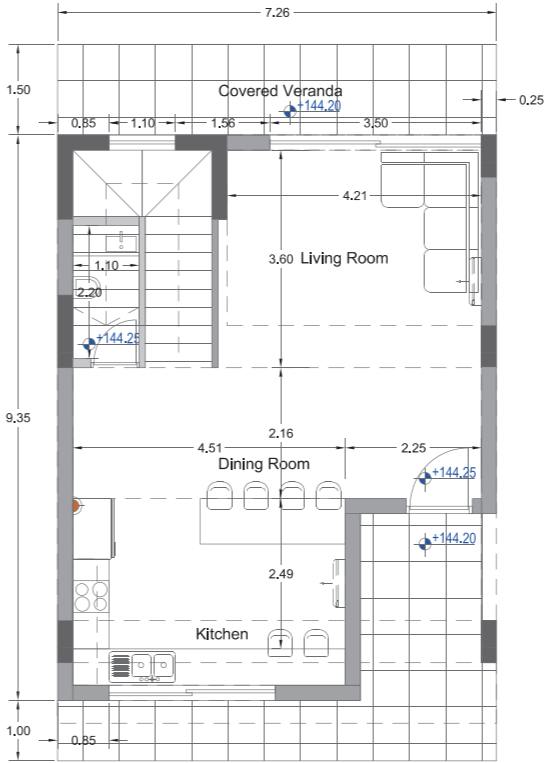
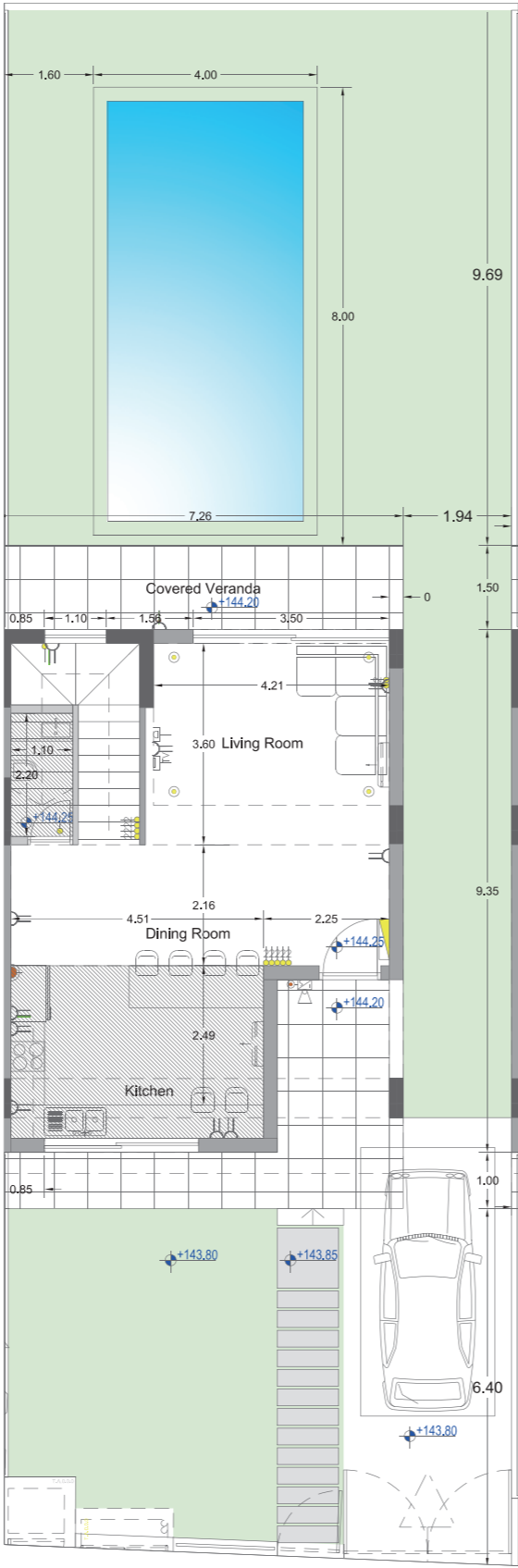
# House 3

Floors	3
Bedrooms	6
Bathroom	7
Covered Internal (m <sup>2</sup> )	362
Uncovered Veranda (m <sup>2</sup> )	38
Parking Covered (m <sup>2</sup> )	30.00
Roof Garden Uncovered Veranda (m <sup>2</sup> )	94.6
Total Covered (m <sup>2</sup> )	430.0
Total Area (m <sup>2</sup> )	524.6
Plot (m <sup>2</sup> )	750.00
Swimming Pool	Private

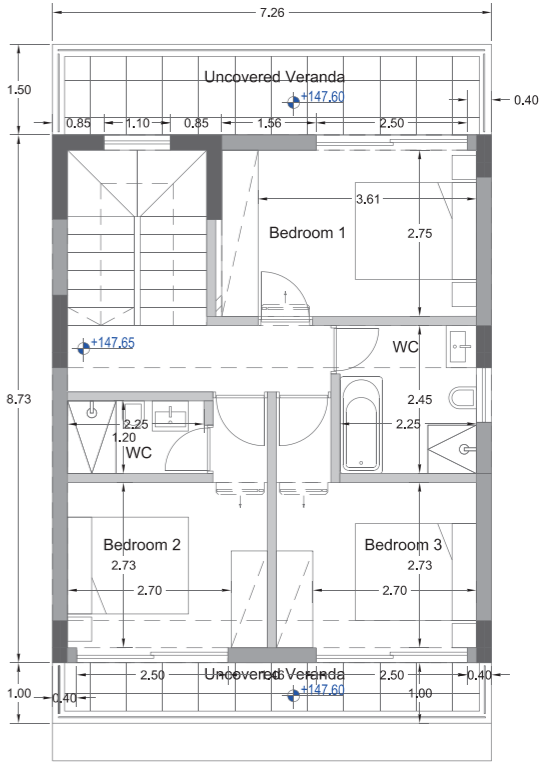


# House 7

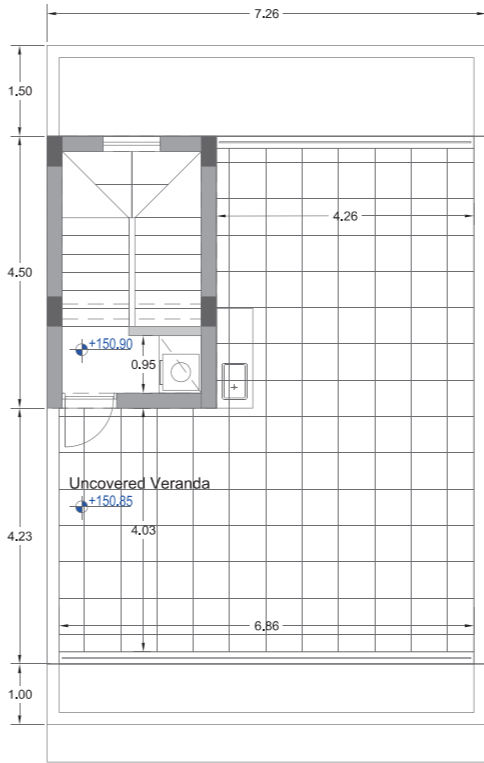
Floors	3
Bedrooms	3
Bathroom	3
Covered Internal ( m²)	136.08
Uncovered Veranda ( m²)	21.37
Parking Covered ( m²)	14.4
Roof Garden Uncovered Veranda ( m²)	66.26
Total Covered ( m²)	171.85
Total Area ( m²)	238.11
Plot ( m²)	255.0
Swimming Pool	NO



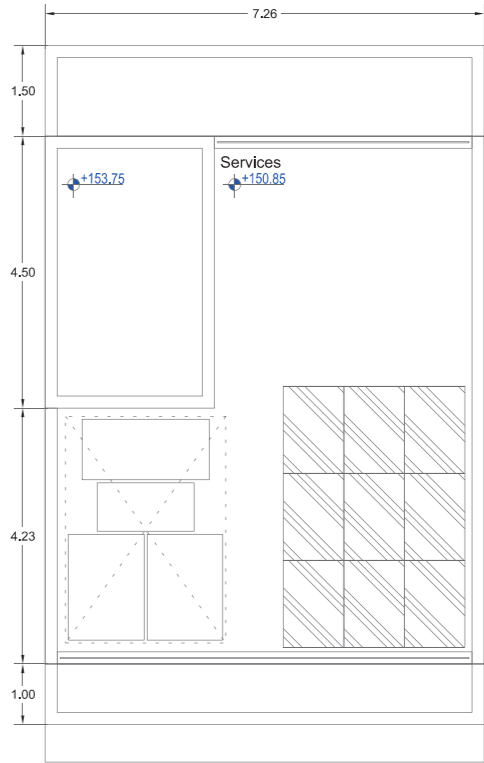
ground floor



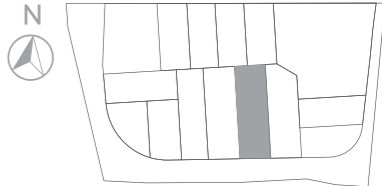
1st floor



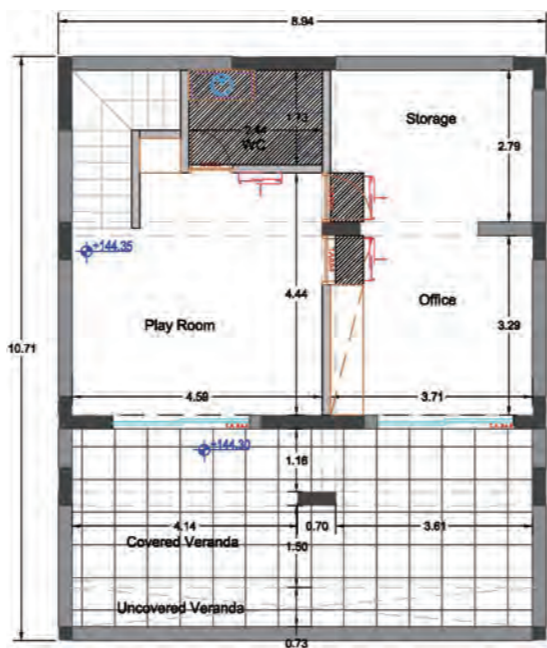
roof graden



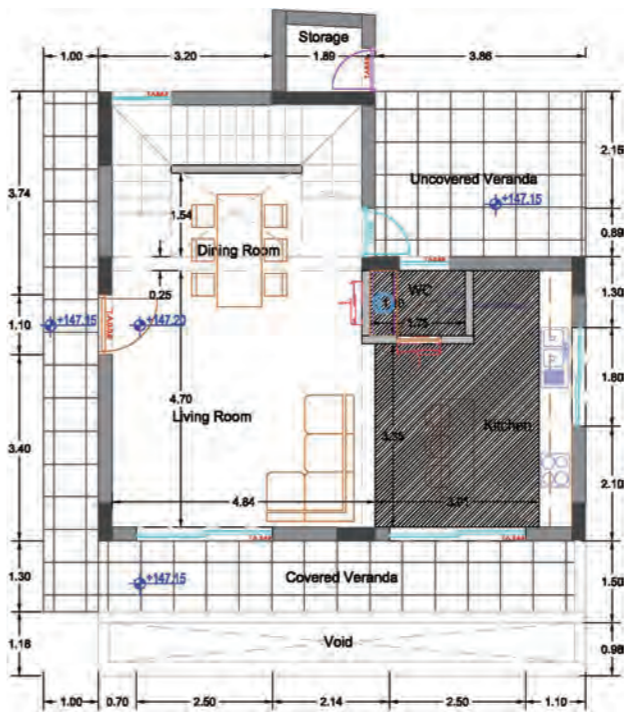
roof plan



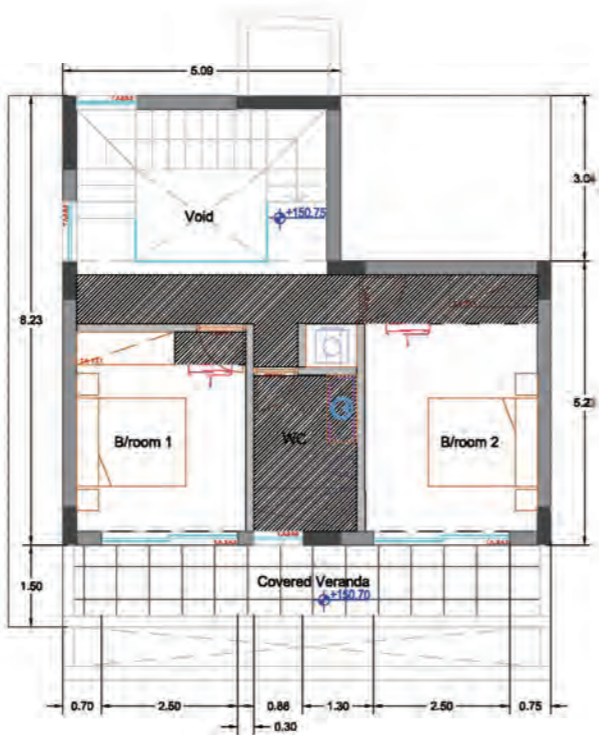
# House13



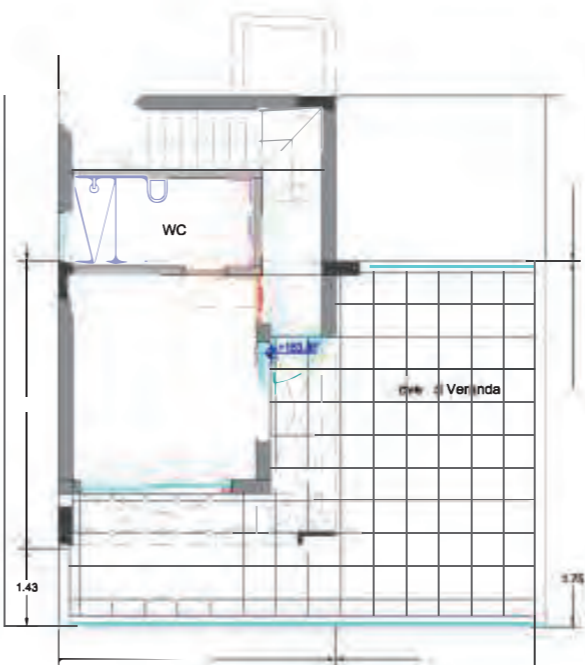
Basement



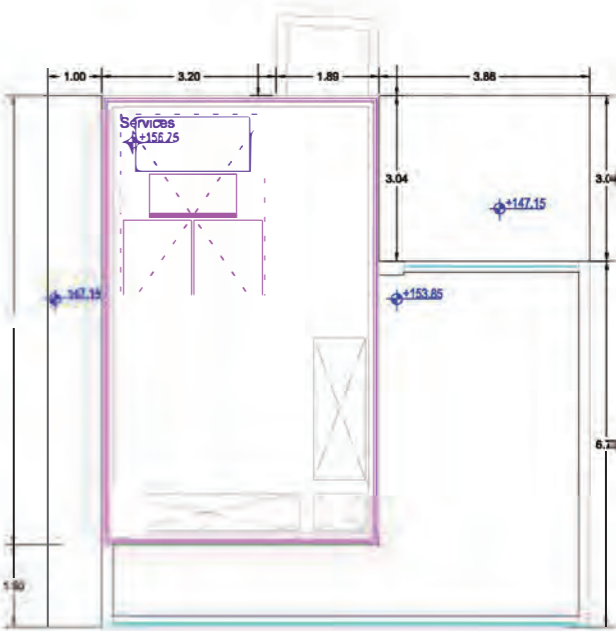
Ground floor



1st floor

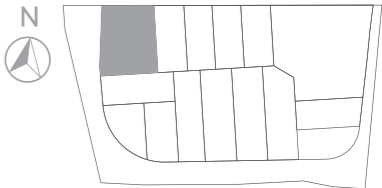


roof garden

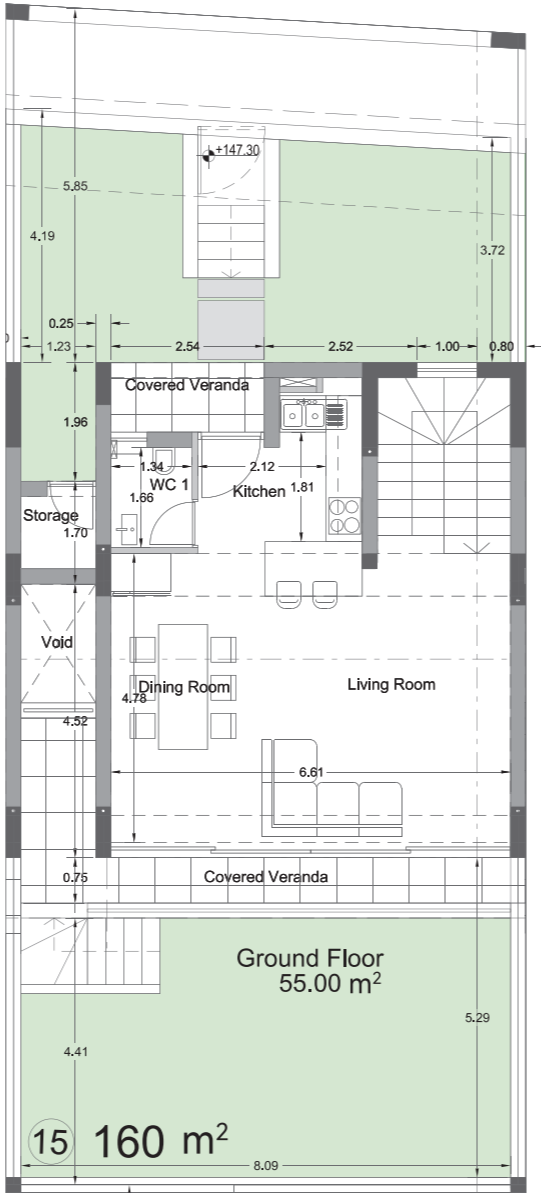


roof plan

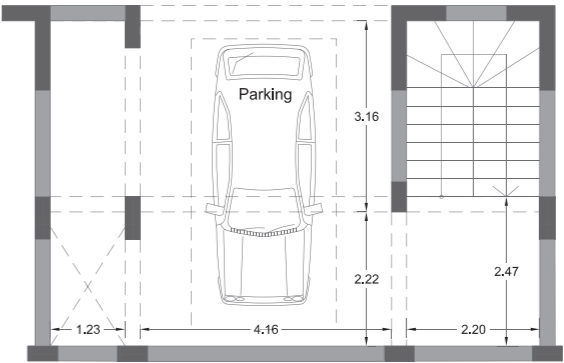
Floors	3
Bedrooms	4
Bathroom	5
Covered Internal (m <sup>2</sup> )	207.86
Uncovered Veranda (m <sup>2</sup> )	45.36
Parking Covered (m <sup>2</sup> )	15
Roof Garden	
Uncovered Veranda (m <sup>2</sup> )	43.70
Total Covered (m <sup>2</sup> )	268.22
Total Area (m <sup>2</sup> )	311.92
Plot (m <sup>2</sup> )	278.00
Swimming Pool	NO



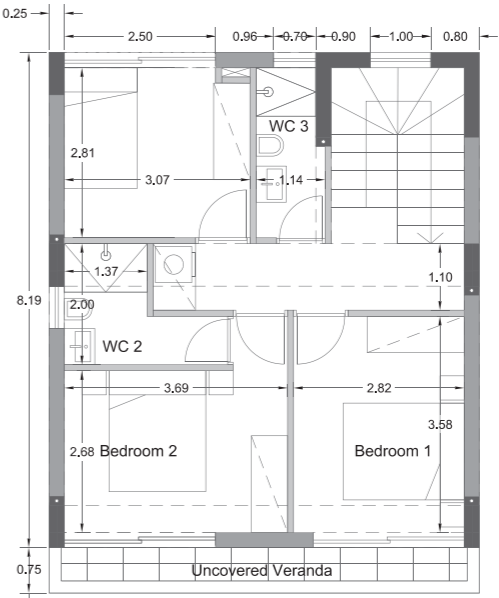
# House15



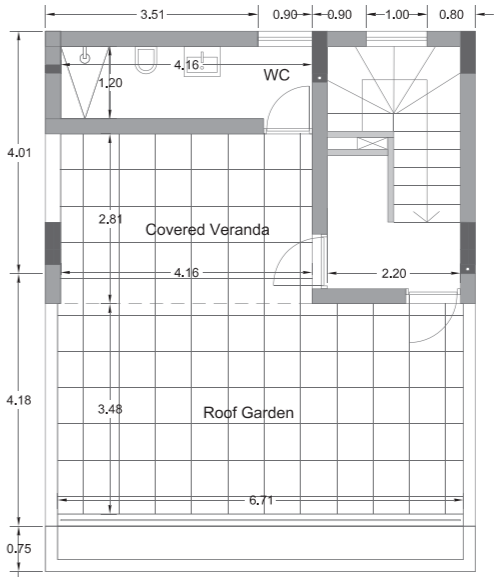
ground floor



basement

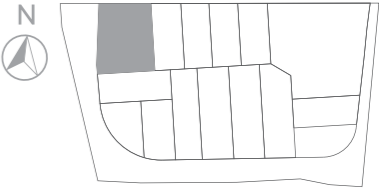


1st floor



roof graden

Floors	2
Bedrooms	3
Bathroom	3
Covered Internal (m²)	133.2
Uncovered Veranda (m²)	11.85
Parking Covered (m²)	50.5
Roof Garden Uncovered Veranda (m²)	26.15
Total Covered (m²)	195.55
Total Area (m²)	221.7
Plot (m²)	160
Swimming Pool	NO





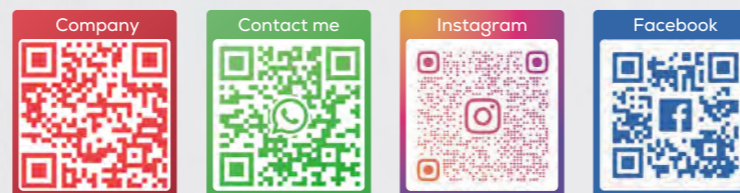
KALEIDE Property Group is a renowned real estate developer in Cyprus, boasting an impressive portfolio of landmark projects and developments.

We offer smart and cost-effective solutions for homebuyers seeking immigration opportunities or long-term investments, while also curating premium selections to fulfill your aspirations for luxury real estate.

Guided by our commitment to openness and integrity, we embrace an inclusive and diverse brand strategy, dedicated to developing eco-friendly, energy-efficient, and architecturally stunning real estate projects.

With extensive industry expertise, our team stands as local experts with a global perspective, specializing in Cyprus' real estate market. Our diverse portfolio ensures a comprehensive selection of properties tailored to both living and investment needs.





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