

# NOVIA GARDEN

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



AFFORDABLE ELEGANCE



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About Kaleide



NOVIA GARDEN 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, NOVIA GARDEN 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.





AGIOS ATHANASIOS

AGIA FYLA

Heritage

General Hospital

KATO POLEMIDIA

EKALI

Mediterranean

German Polyclinic

Foleys

GERMASOGE

YPSONAS

NOVIA GARDEN

MESA GEITONIA

Grammar

Ygia

HISTORIC CENTER

LITC

Pascal

NEAPOLIS

COLUMBIA

GREEN AREA

ZAKAKI

Atlantica Miramare

The Royal Apollonia

Londa

Poseidonia







# 8 RESIDENCES FOR SALE

EXQUISITE AND ENJOYABLE LIFE



NOVIA GARDEN consists of eight elegant villas of distinctive appearance design. The ingenious and exquisite architectural style endows the entire community with a unique charm. The indoor space is equally excellent, offering spacious three-bedroom and four-bedroom layouts that are perfect for family living or long-term investment. The open and transparent layout, combined with high-quality, fine decoration details, presents a low-key yet tasteful quality of life while ensuring comfort.





## 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

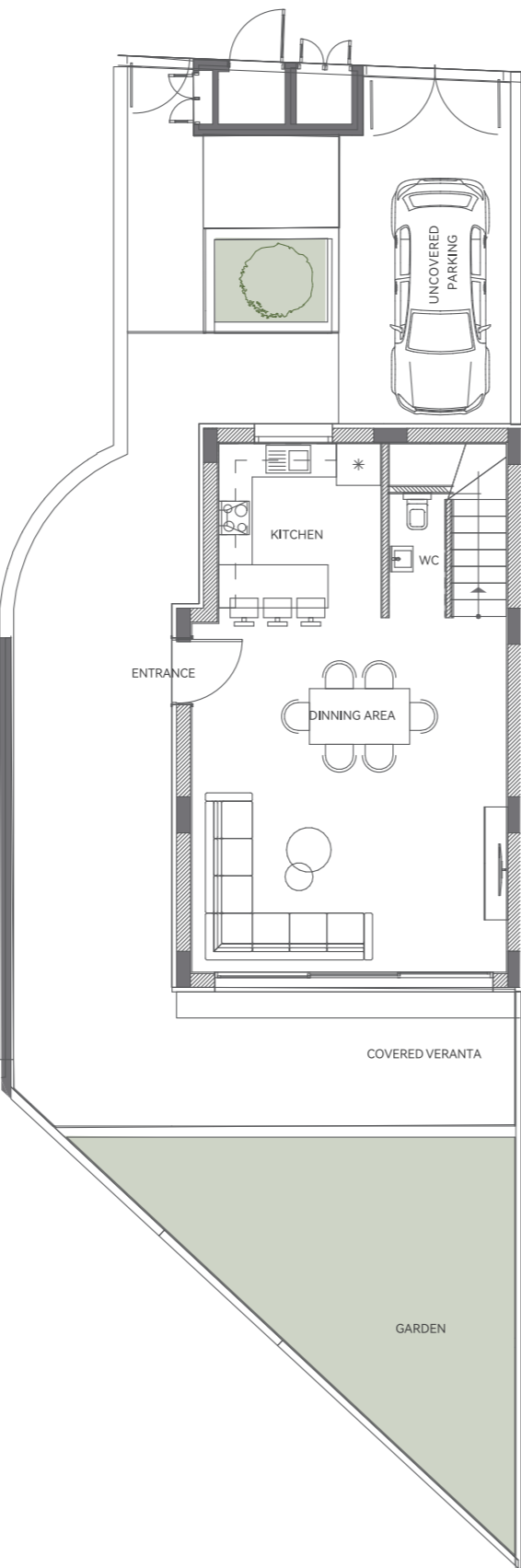


- Living room: High quality ceramic tiles
- Bedroom: High quality, durable flooring
- Bathroom: High quality, durable bricks
- Double layer aluminum insulated glass windows
- European-made secure entrance doors
- Pre-installed split air-conditioner
- European brand bathroom and kitchen appliances
- Countertops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

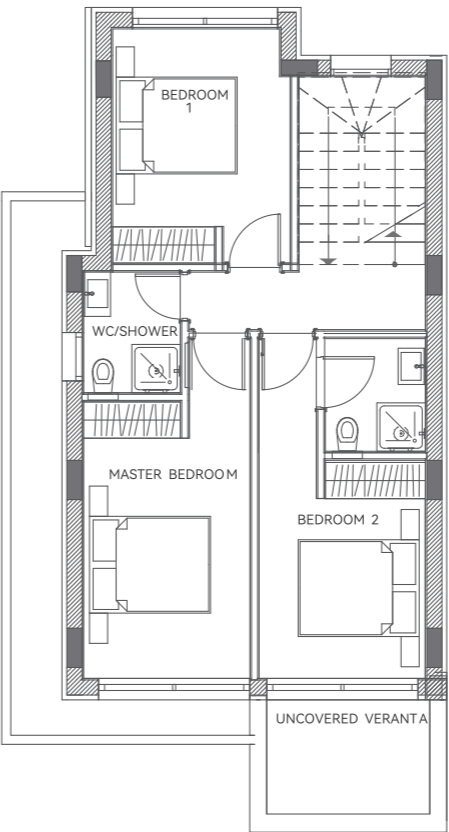


# House1

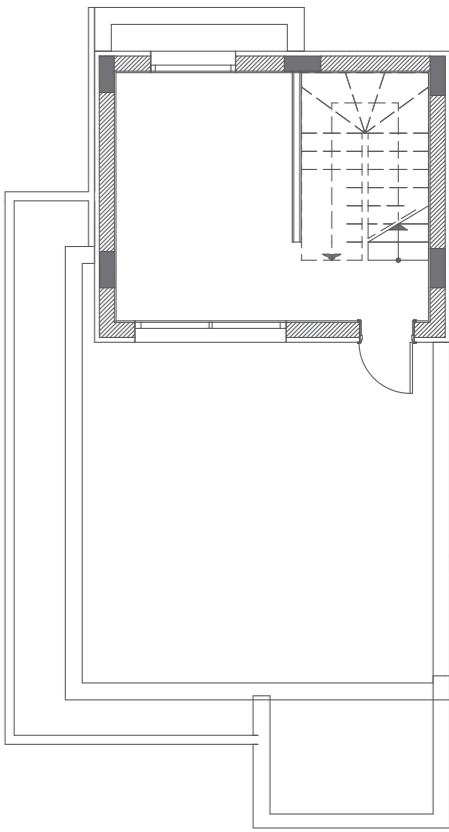
Ground Floor



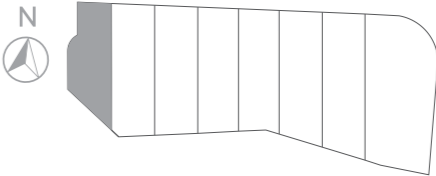
1st Floor



Roof Garden

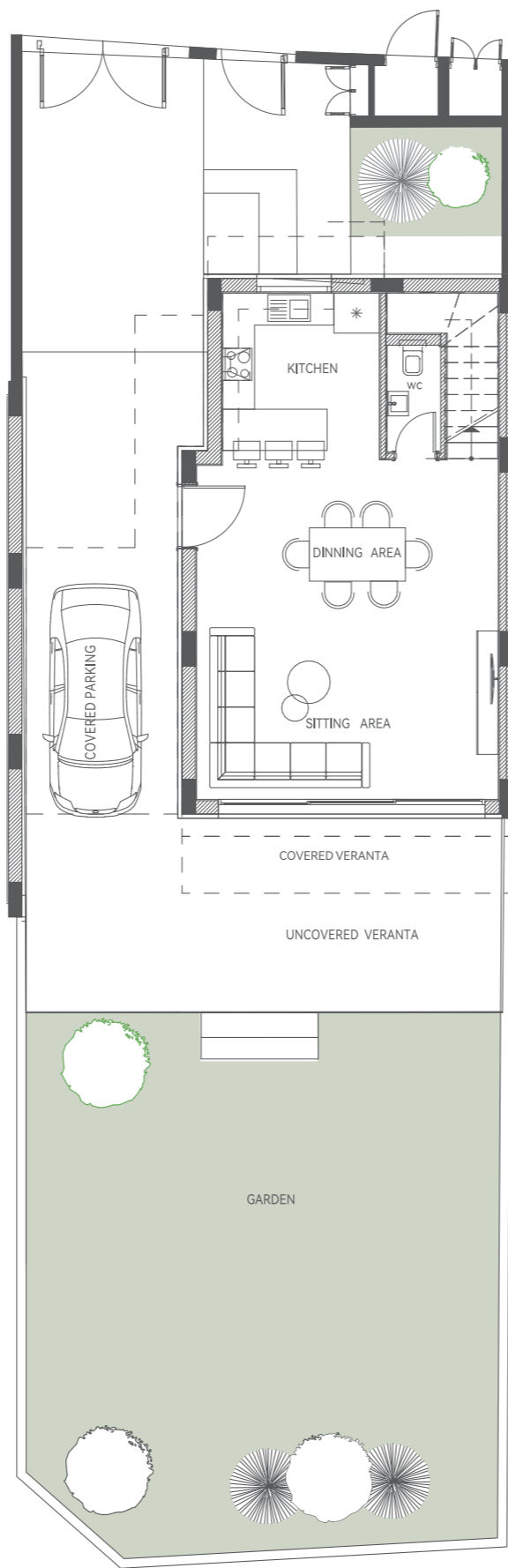


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 153.3  |
| Covered Veranda (m²)                  | 9.2    |
| Parking Covered (m²)                  | 14.2   |
| Roof Garden<br>Uncovered Veranda (m²) | 32.55  |
| Total Covered(m²)                     | 176.70 |
| Total Area(m²)                        | 209.25 |
| Plot(m²)                              | 197.6  |
| Swimming pool                         | NO     |

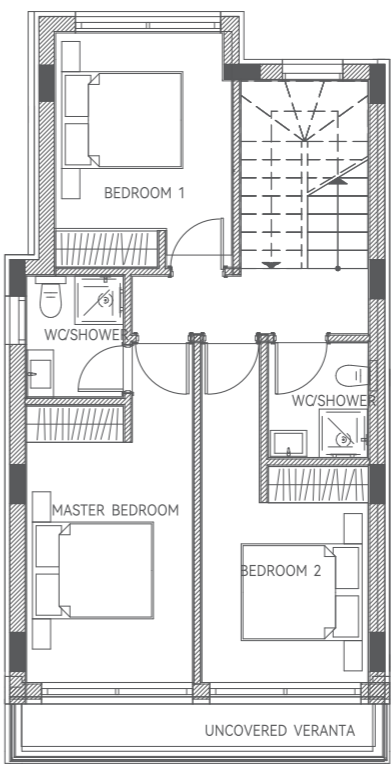


# House2

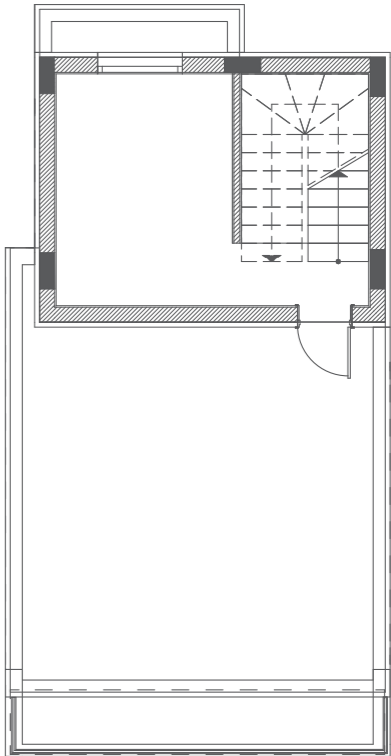
Ground Floor



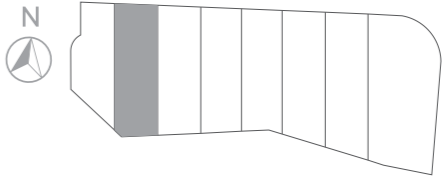
1st Floor



Roof Garden

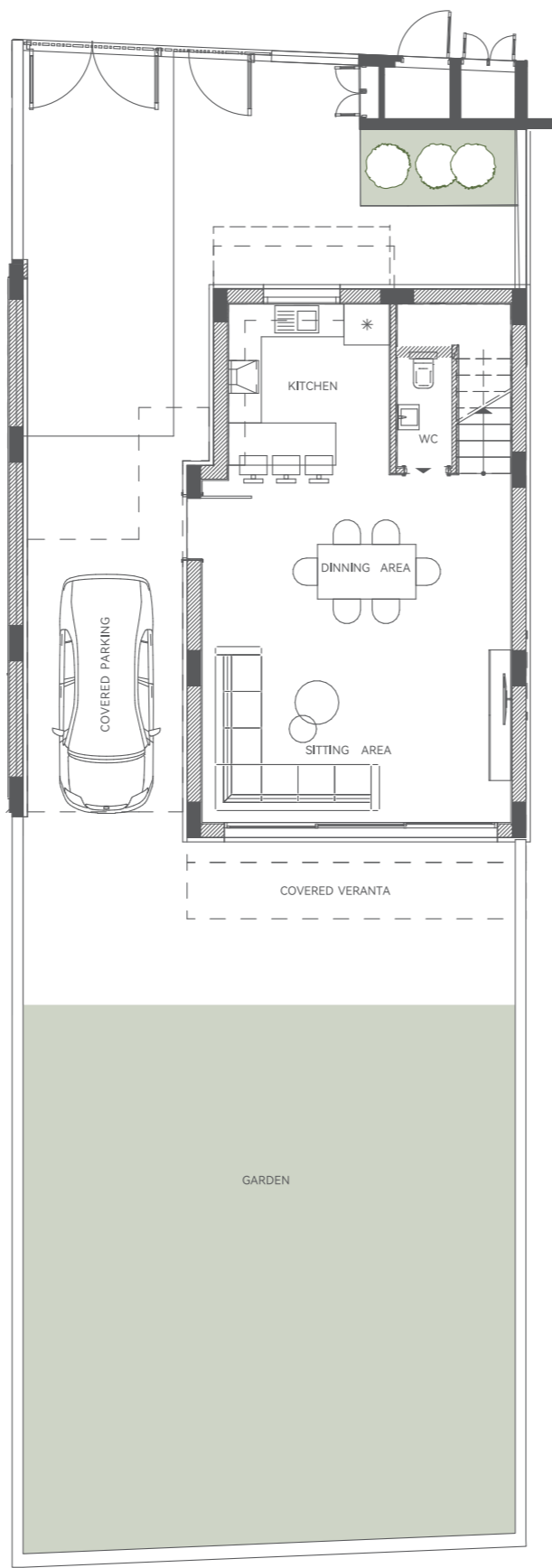


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 153.3  |
| Covered Veranda (m²)                  | 9.2    |
| Parking Covered (m²)                  | 14.2   |
| Roof Garden<br>Uncovered Veranda (m²) | 32.55  |
| Total Covered(m²)                     | 176.70 |
| Total Area(m²)                        | 209.25 |
| Plot(m²)                              | 257.9  |
| Swimming pool                         | NO     |

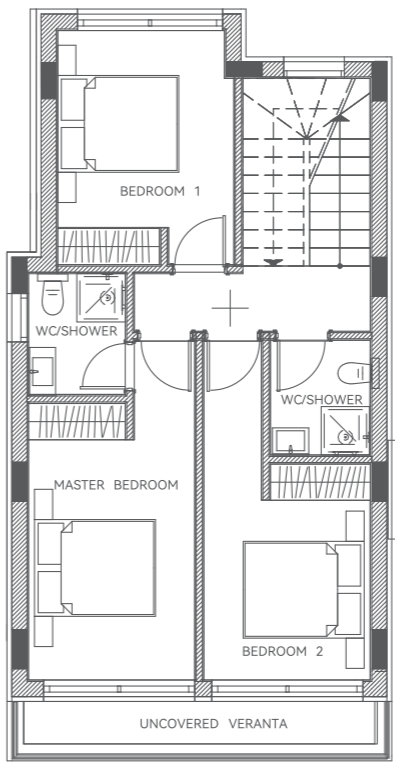


# House3

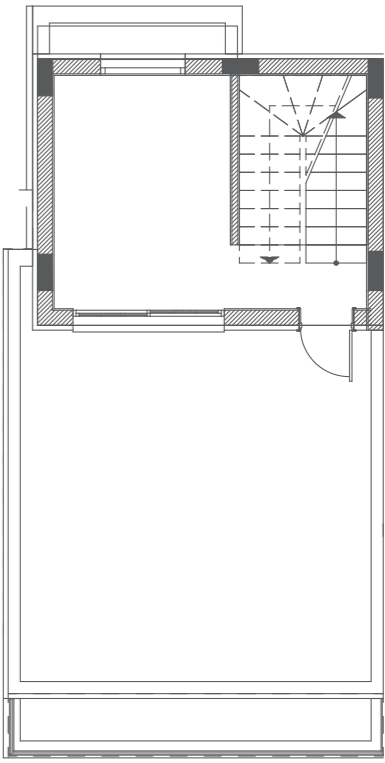
Ground Floor



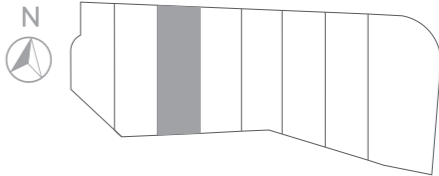
1st Floor



Roof Garden

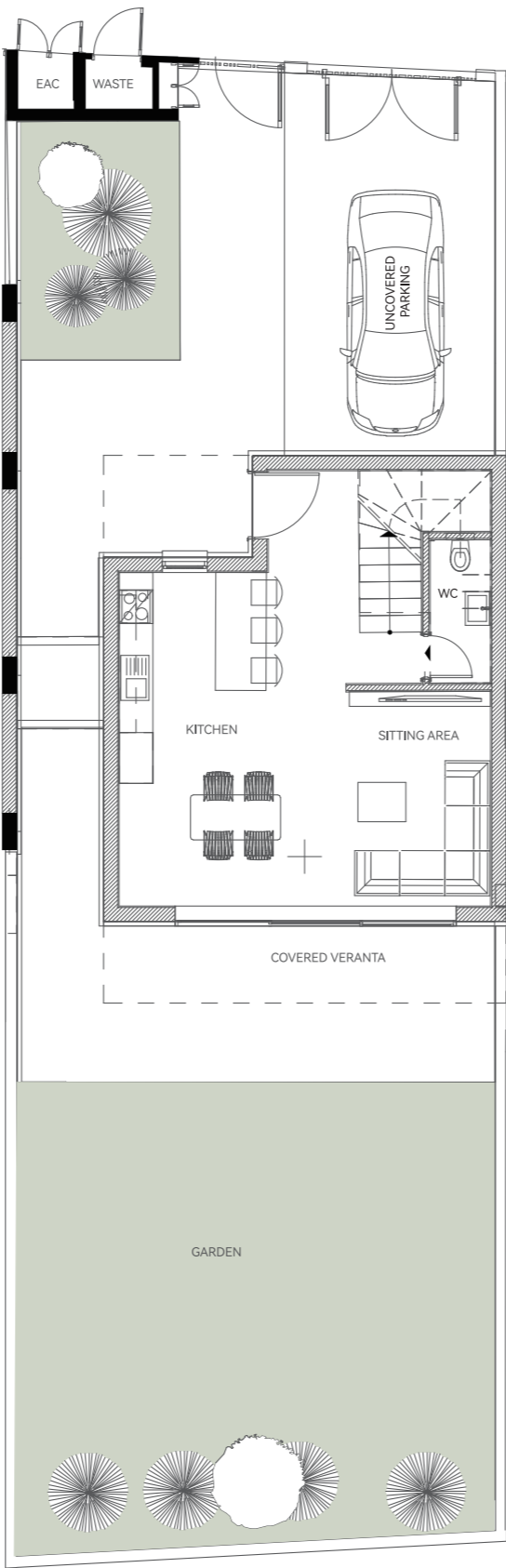


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 153.3  |
| Covered Veranda (m²)                  | 9.2    |
| Parking Covered (m²)                  | 14.2   |
| Roof Garden<br>Uncovered Veranda (m²) | 32.55  |
| Total Covered(m²)                     | 176.70 |
| Total Area(m²)                        | 209.25 |
| Plot(m²)                              | 251.8  |
| Swimming pool                         | NO     |

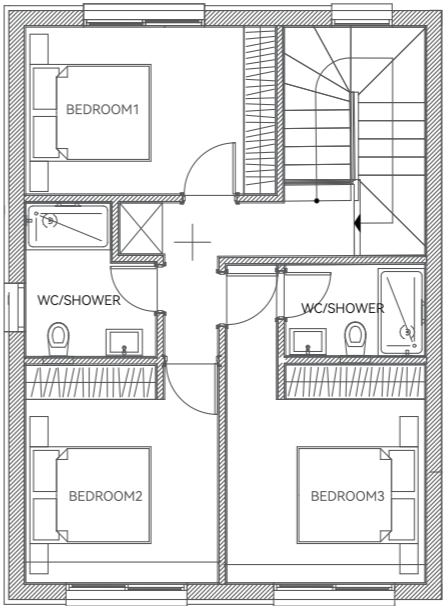


# House4

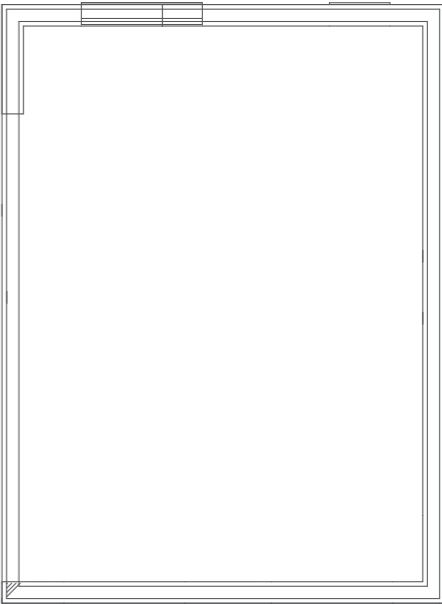
Ground Floor



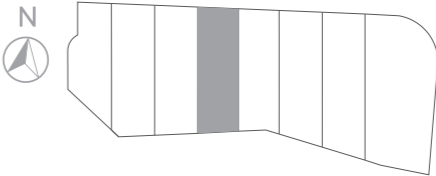
1st Floor



Roof Garden

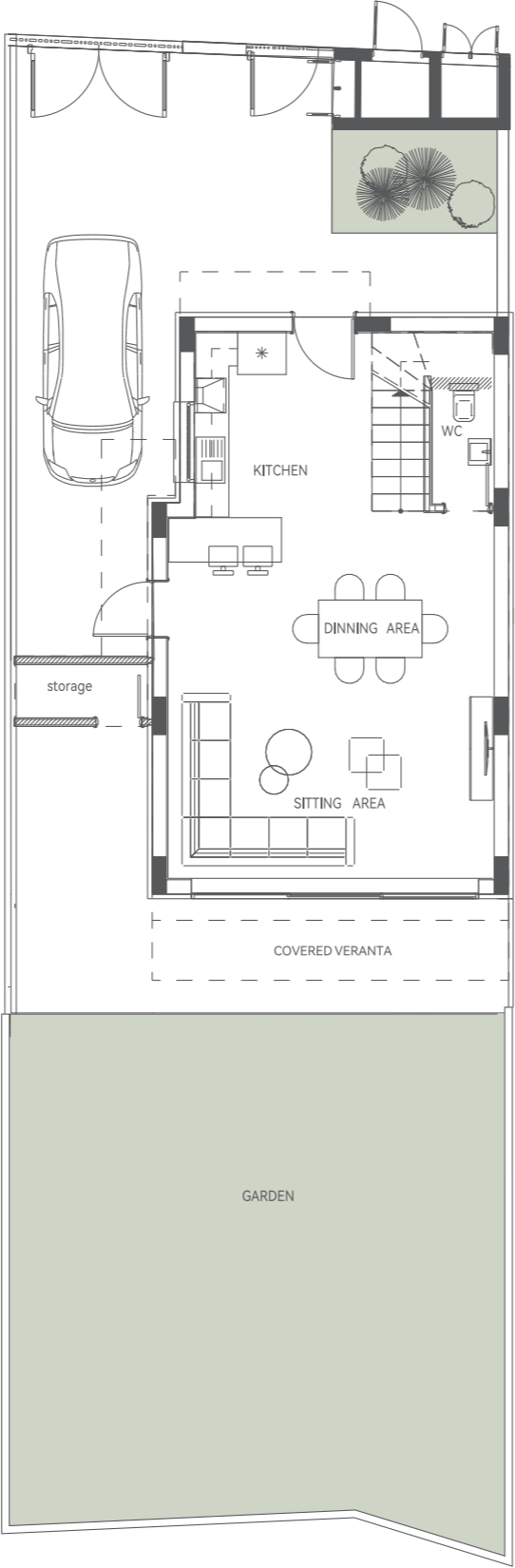


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 124.20 |
| Covered Veranda (m²)                  | 10.20  |
| Parking Covered (m²)                  | 14.20  |
| Roof Garden<br>Uncovered Veranda (m²) | 0      |
| Total Covered(m²)                     | 148.60 |
| Total Area(m²)                        | 148.60 |
| Plot(m²)                              | 230.8  |
| Swimming pool                         | NO     |

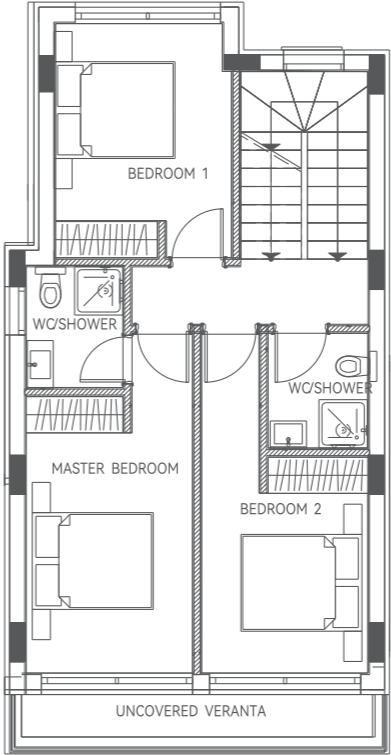


# House5

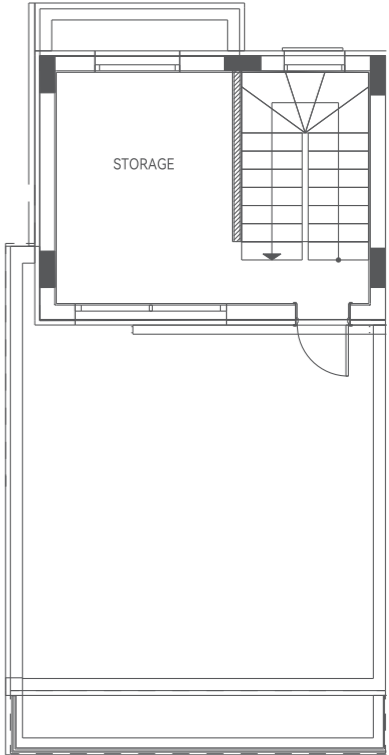
Ground Floor



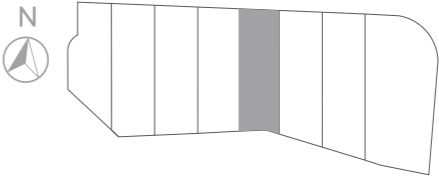
1st Floor



Roof Garden

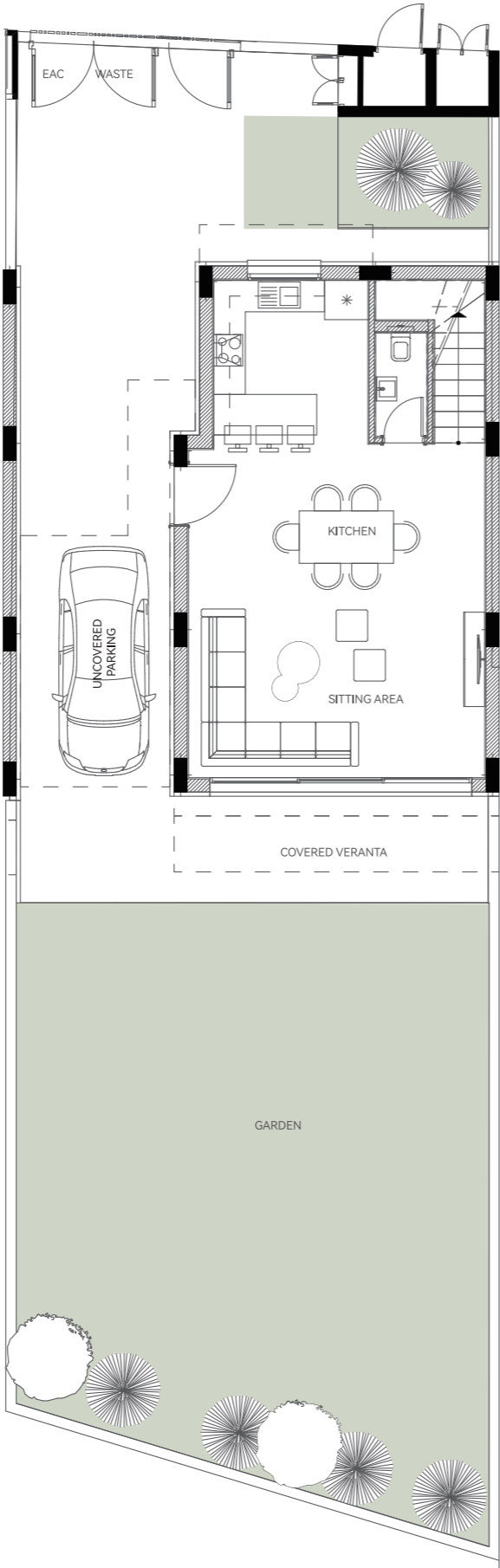


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 154.3  |
| Covered Veranda (m²)                  | 8.85   |
| Parking Covered (m²)                  | 14.20  |
| Roof Garden<br>Uncovered Veranda (m²) | 32.55  |
| Total Covered(m²)                     | 177.35 |
| Total Area(m²)                        | 209.9  |
| Plot(m²)                              | 224.8  |
| Swimming pool                         | NO     |

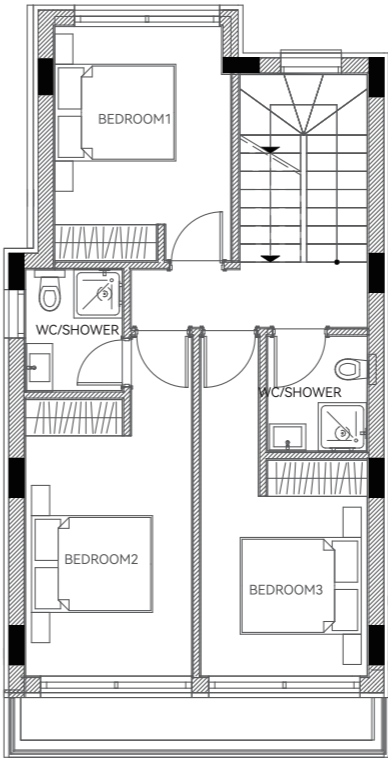


# House6

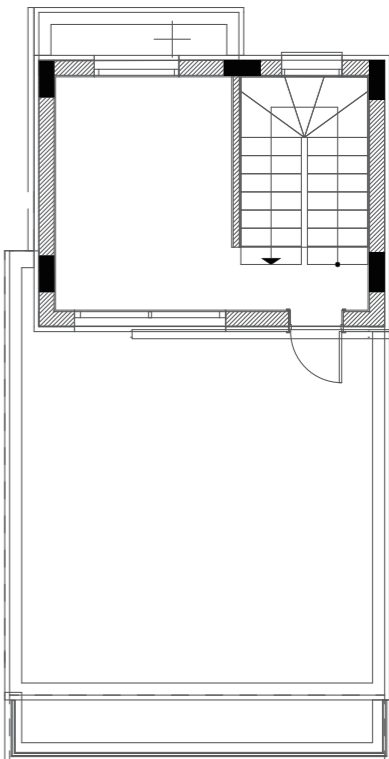
Ground Floor



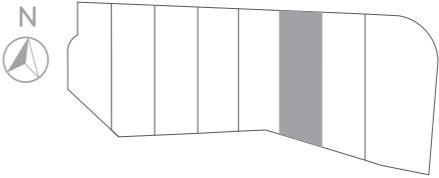
1st Floor



Roof Garden

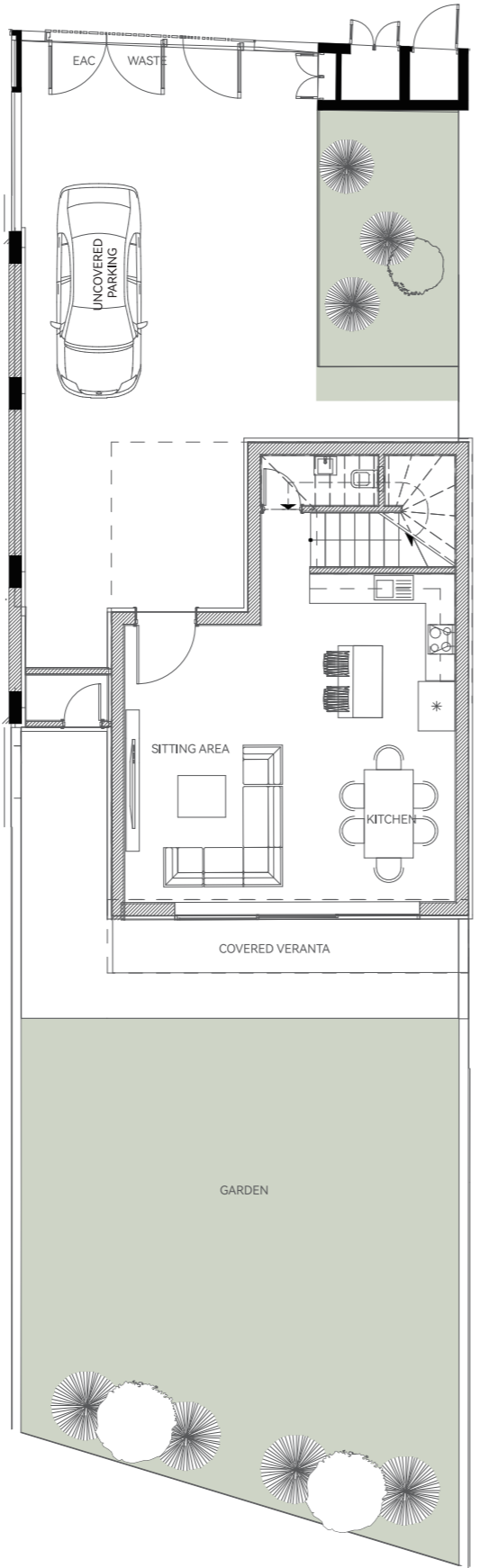


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 4      |
| Covered Internal (m²)                 | 153.3  |
| Covered Veranda (m²)                  | 9.40   |
| Parking Covered (m²)                  | 14.2   |
| Roof Garden<br>Uncovered Veranda (m²) | 32.55  |
| Total Covered(m²)                     | 176.90 |
| Total Area(m²)                        | 209.45 |
| Plot(m²)                              | 254.15 |
| Swimming pool                         | NO     |

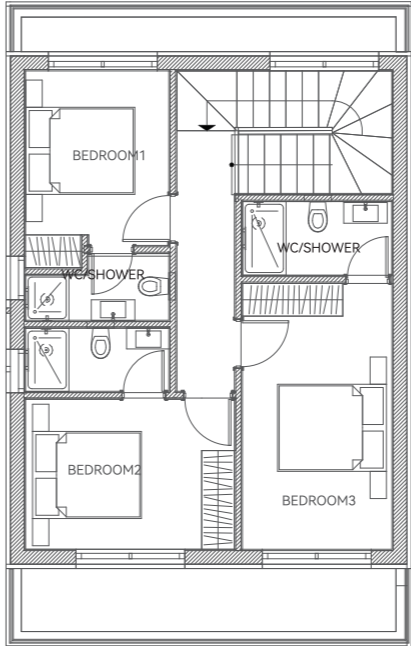


# House7

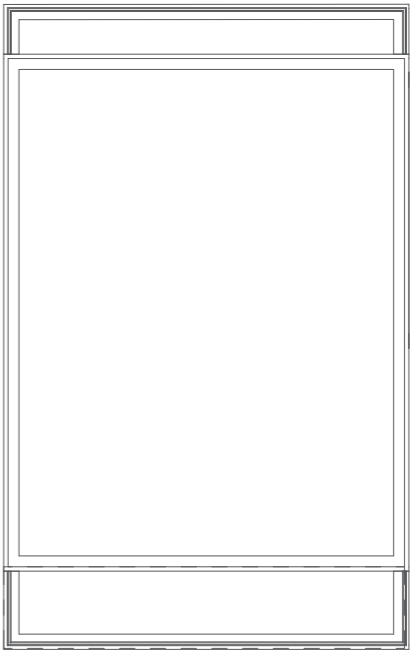
Ground Floor



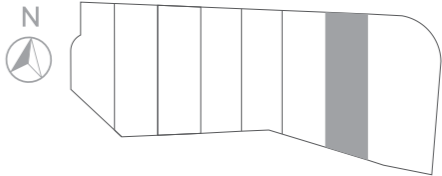
1st Floor



Roof Garden

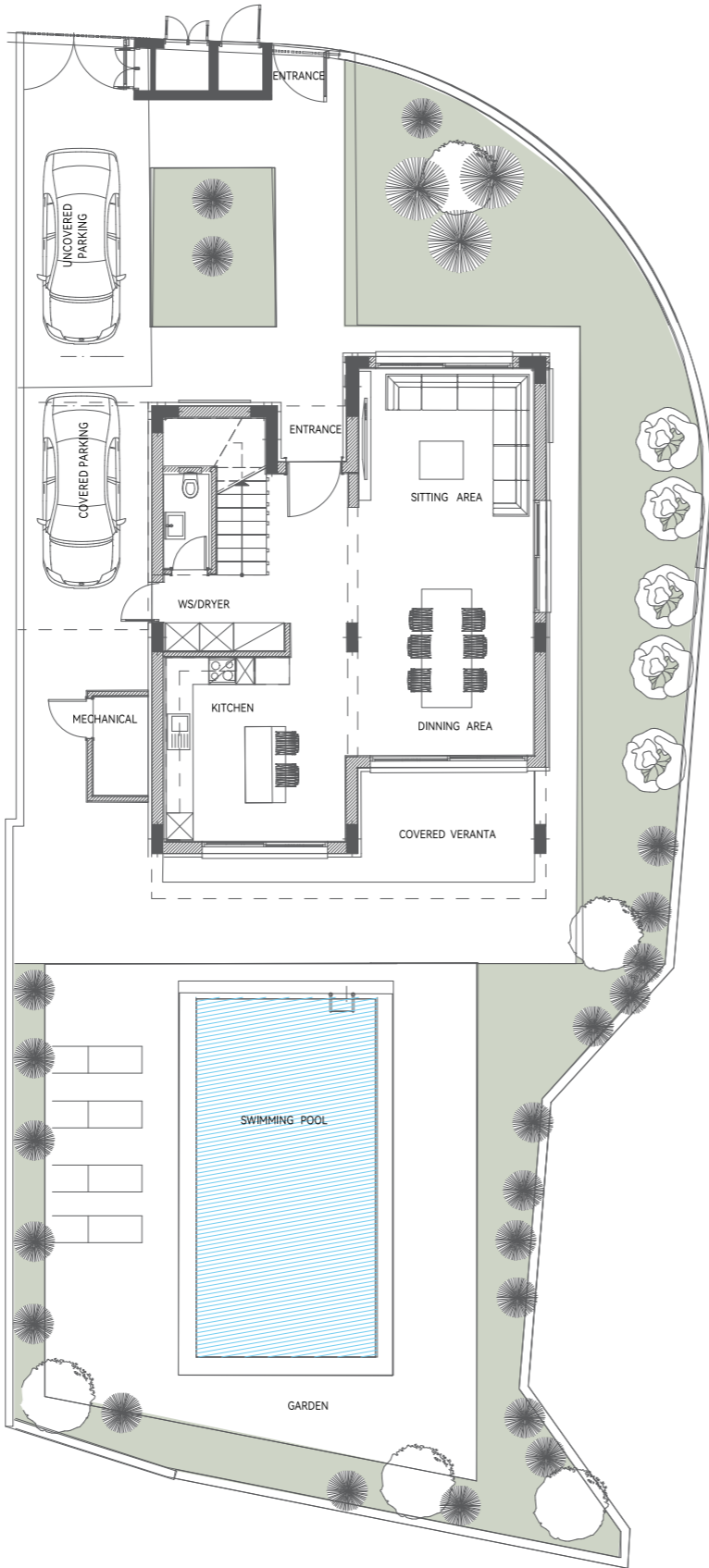


|                                       |        |
|---------------------------------------|--------|
| Floors                                | 3      |
| Bedrooms                              | 3      |
| Bathrooms                             | 5      |
| Covered Internal (m²)                 | 128.50 |
| Covered Veranda (m²)                  | 17.55  |
| Parking Covered (m²)                  | 14.2   |
| Roof Garden<br>Uncovered Veranda (m²) | 0      |
| Total Covered(m²)                     | 160.25 |
| Total Area(m²)                        | 160.25 |
| Plot(m²)                              | 273.65 |
| Swimming pool                         | NO     |

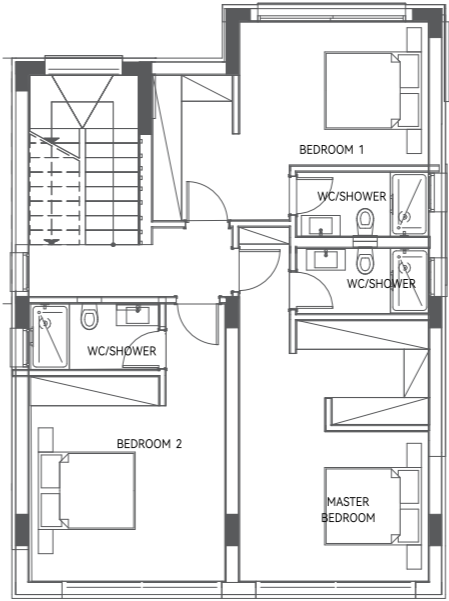


# House8

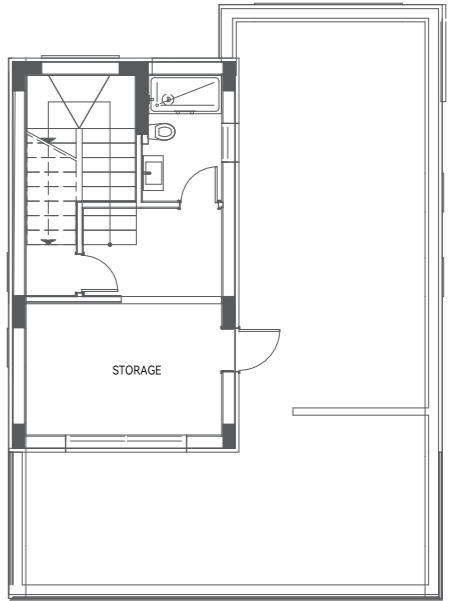
Ground Floor



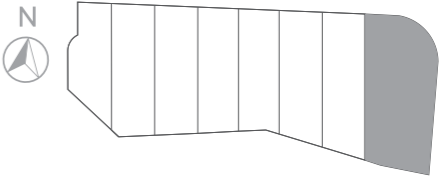
1st Floor



Roof Garden



|                                       |         |
|---------------------------------------|---------|
| Floors                                | 2       |
| Bedrooms                              | 3       |
| Bathrooms                             | 5       |
| Covered Internal (m²)                 | 211.35  |
| Covered Veranda (m²)                  | 18.35   |
| Parking Covered (m²)                  | 14.75   |
| Roof Garden<br>Uncovered Veranda (m²) | 59.4    |
| Total Covered(m²)                     | 244.45  |
| Total Area(m²)                        | 303.85  |
| Plot(m²)                              | 466.55  |
| Swimming pool                         | PRIVATE |



| NO   | Floors | Type  | Bed<br>rooms | Bath<br>rooms | Covered Internal<br>(m²) | Covered Veranda<br>(m²) | Parking Covered<br>(m²) | Roof Garden<br>Uncovered<br>Veranda (m²) | Total<br>Covered<br>(m²) | Total Area<br>(m²) | Plot<br>(m²) | Swimming<br>Pool |
|------|--------|-------|--------------|---------------|--------------------------|-------------------------|-------------------------|--|--------------------------|--------------------|--------------|------------------|
| NO.1 | 3      | House | 3            | 4             | 153.3                    | 9.2                     | 14.20                   | 32.55                                    | 176.70                   | 209.25             | 197.6        | No               |
| NO.2 | 3      | House | 3            | 4             | 153.3                    | 9.2                     | 14.20                   | 32.55                                    | 176.70                   | 209.25             | 257.9        | No               |
| NO.3 | 3      | House | 3            | 4             | 153.3                    | 9.2                     | 14.20                   | 32.55                                    | 176.70                   | 209.25             | 251.8        | No               |
| NO.4 | 3      | House | 3            | 4             | 124.2                    | 10.2                    | 14.20                   |  | 148.60                   | 148.60             | 230.8        | No               |
| NO.5 | 3      | House | 3            | 4             | 154.3                    | 8.85                    | 14.20                   | 32.55                                    | 177.35                   | 209.90             | 224.8        | No               |
| NO.6 | 3      | House | 3            | 4             | 153.3                    | 9.4                     | 14.20                   | 32.55                                    | 176.90                   | 209.45             | 254.15       | No               |
| NO.7 | 3      | House | 3            | 5             | 128.5                    | 17.55                   | 14.20                   |  | 160.25                   | 160.25             | 273.65       | No               |
| NO.8 | 2      | House | 3            | 5             | 211.35                   | 18.35                   | 14.75                   | 59.40                                    | 244.45                   | 303.85             | 466.55       | Private          |

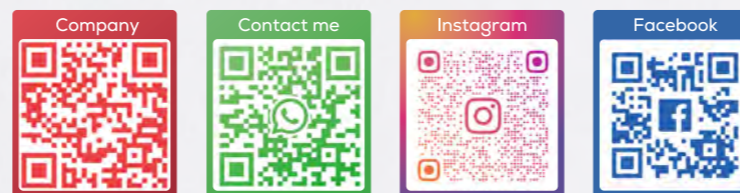
KALEIDE Property Group is a renowned real estate developer in Cyprus, boasting an impressive portfolio of landmark projects and developments.

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.

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