

# Luxury Suburban Homes

TRIMIKLINI, LIMASSOL

## ABOUT US

Our company provides real estate management and development services.

The company, among other investments, it owns several real estate assets in Trimiklini, (Limassol, Cyprus) on which it plans to develop luxury villas as permanent residences or holiday homes.



We can offer a headache-free solution to investors who would like to buy a holiday home or a

permanent residence by providing a turnkey solution that allows you the freedom to do your job while we do ours.



That means you don't have the hassle of coordinating with multiple professionals as we do it all for you!

**We don't build houses. We create homes.**



Our management and our associates bring years of experience including estate management and development. Our exceptional record and reputation for outstanding quality management and our unparalleled service, is a guarantee to the satisfaction of each client.

Through our network of suppliers and associates, we aim to deliver cost-saving services to all our clients and assist them in turning their dreams into reality by managing all steps to develop their

unique home, designed, and built based on their personal preferences. Our infrastructure and diversified job experience give us the necessary flexibility to adapt and be competitive on any type of project, small or large.



Our commitment is to manage and deliver every project on time while ensuring highest client satisfaction with unparalleled professionalism.

**We don't build houses. We create homes.**

**We don't build houses.**

**WE CREATE HOMES.**

We do not build ordinary houses. On the contrary, we create a place which you can call “home”.



This will be your safe haven and comfort zone; a place to live with your family, and to enjoy with your friends. A place to build new memories and a place where you can truly be yourself. For us a “home”

has a deeper meaning that goes beyond any design and any material.



It represents the intangible feeling you experience when you are in a familiar location; it is the sense of peace you feel when you are there, and the joy you receive from your loved ones.

Your home is the environment where everyone knows that they will be welcomed by you the moment they arrive.

**We don't build houses. We create homes.**



Whether you need a permanent residence or a vacation house, talk to us. You can choose any of



the pre-designed homes from our extensive gallery or you can create your own design.

Our professional team of in-house and external associates and engineers are ready to discuss with you, understand your needs, and help you create your own house.



Let us help you to convert your ideas, needs and budget into reality; to transform them into your own home!

**We don't build houses. We create homes.**

## 2, 3, and 4-Bedrooms Homes

These fantastic villas are suitable for singles, families or retirees and can serve as permanent homes or vacation houses.



Due to their premium location, they enjoy uninterrupted views of the region. Positioned in a desirable and family-friendly neighborhood just 1.5 Km from Trimiklini village center, they are within short distance to many amenities such as

supermarkets, pharmacies, cafes, bakeries, petrol stations, etc.



They have excellent accessibility to the villages of the wider region and Troodos mountains. Limassol city is just 26 Km away, a 25-minute drive, which makes even daily commute easy. A new motorway from Limassol to Trimiklini and Saittas junction is already under development while the 1<sup>st</sup> phase of the motorway is expected to be completed in 2024.

**We don't build houses. We create homes.**

All houses have an open plan with living, dining, and kitchen areas positioned efficiently along with a fireplace. All villas enjoy access to a covered veranda and a large yard where a swimming pool, jacuzzi, or kiosk can be added at an extra cost.



Master bedrooms have an ensuite bathroom and ample wardrobes while the extra bedroom(s) share a separate bathroom. An optional rooftop can be added at an extra cost.



Each house will have a separate title deed upon completion of the construction.

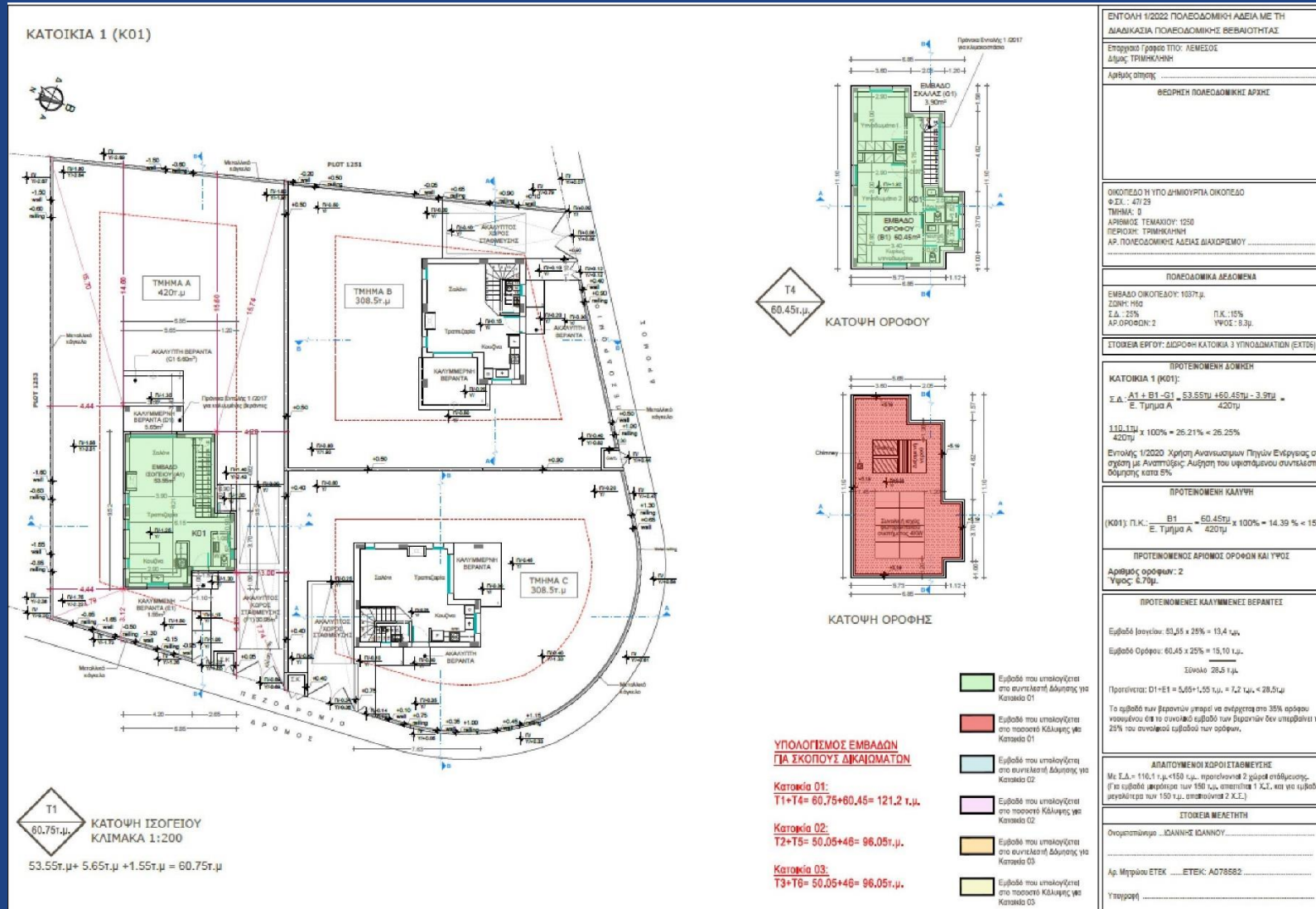
Applications for building permits have been submitted and these are expected.

Delivery is estimated within 12 months from the date the building permit is granted, and a relevant contract of sale is signed.

# PROJECT 1250 - KEY FACTS

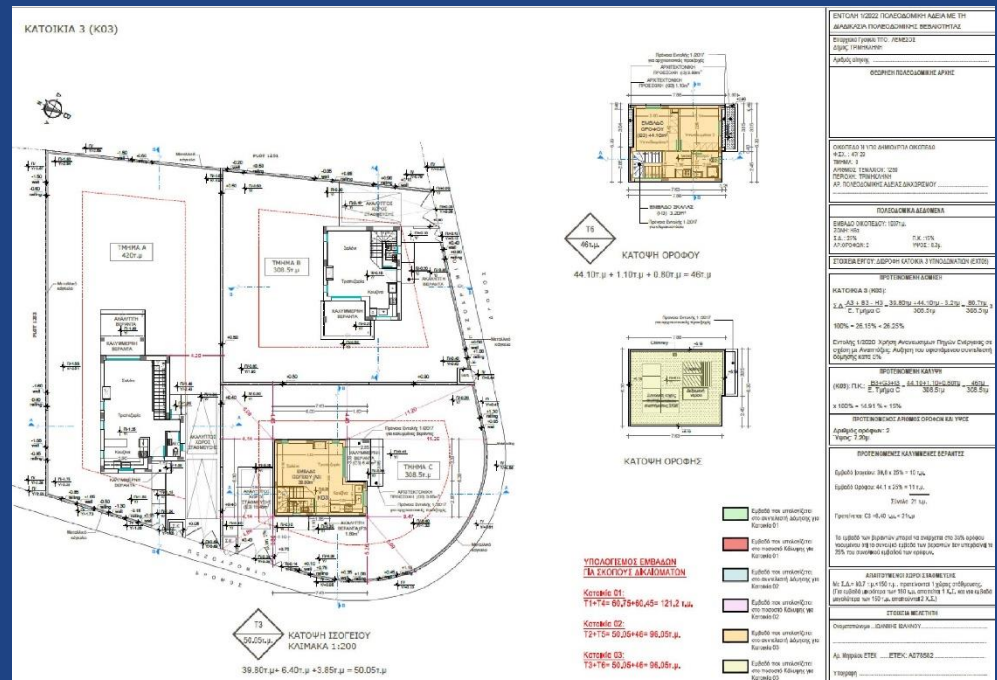
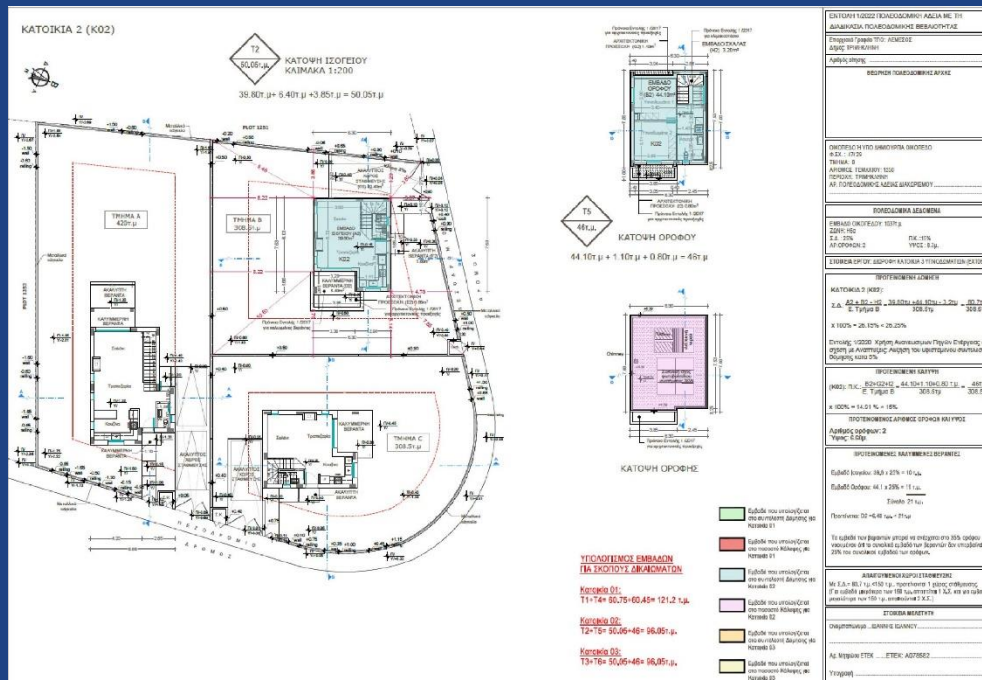
- One 3-Bedrooms & Two 2-Bedrooms houses
  - 3-Bedrooms House:
    - 128 sqm covered areas
    - 420 sqm plot area
  - 2-Bedrooms (Each House):
    - 102 sqm covered areas
    - 309 sqm plot area
  - The 3-Bedrooms house has a Master Bedroom with ensuite bathroom.
  - The 2-Bedrooms houses share a family bathroom.
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

# PROJECT 1250 – HOUSE 1 (3-BDR)



We don't build houses. We create homes.

## PROJECT 1250 – HOUSES 2 & 3 (2-BDR)

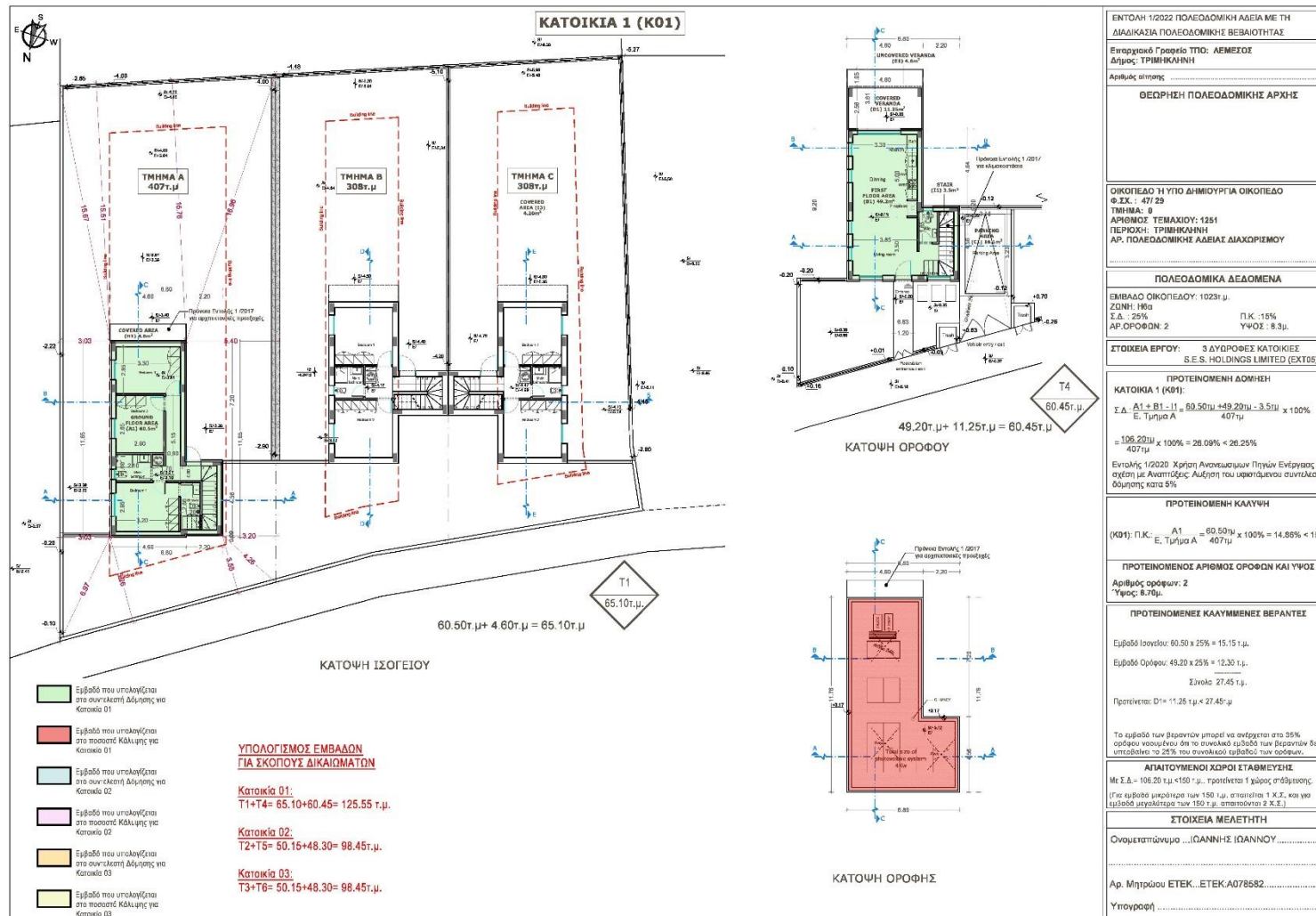


**We don't build houses. We create homes.**

# PROJECT 1251 - KEY FACTS

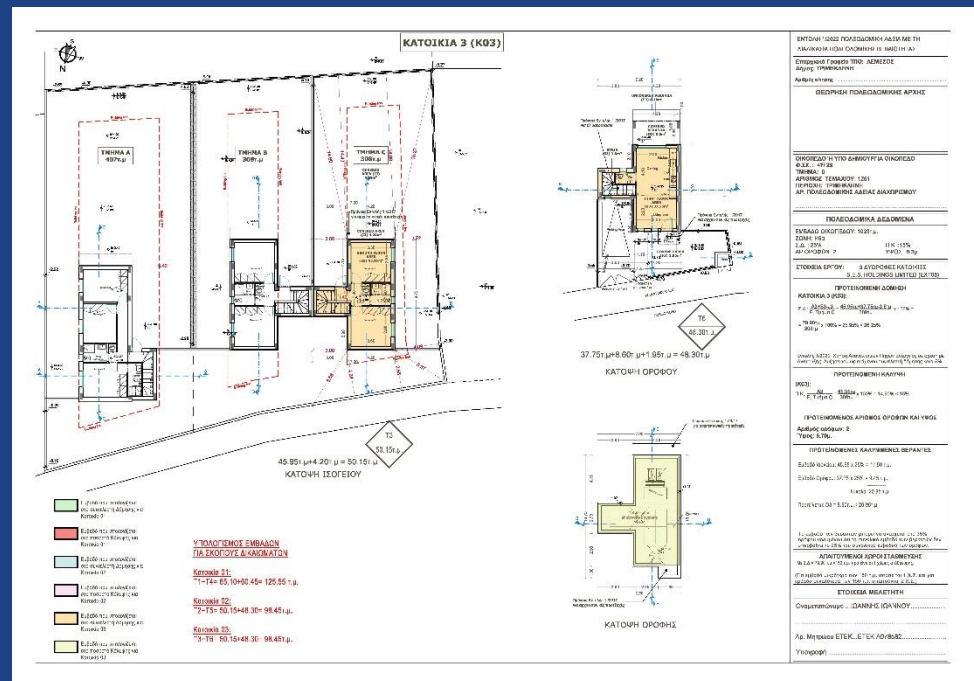
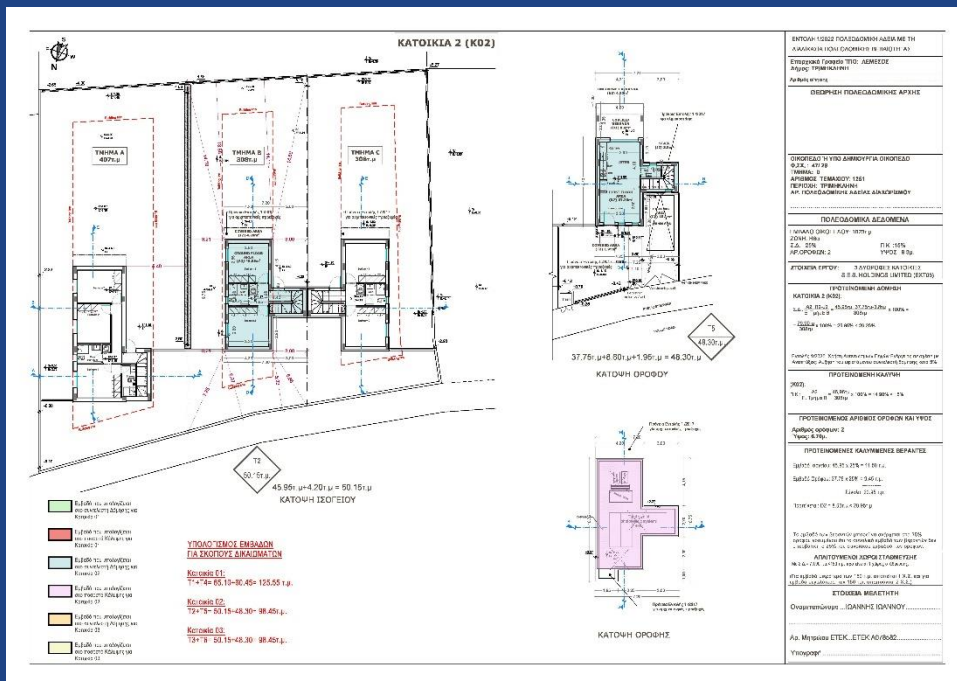
- One 3-Bedrooms & Two 2-Bedrooms houses
  - 3-Bedrooms Detached House:
    - 133.25 sqm covered areas
    - 407 sqm plot area
  - 2-Bedrooms Semi-Attached:
    - 104.25 sqm covered areas each
    - 308 sqm plot area each
  - The Master Bedroom of the 3-Bedrooms House has ensuite bathroom.
  - The bedrooms of the 2-Bedrooms Houses share a family bathroom.
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

# PROJECT 1251 – HOUSE 1 (3-BDR)



We don't build houses. We create homes.

## PROJECT 1250 – HOUSES 2 & 3 (2-BDR)

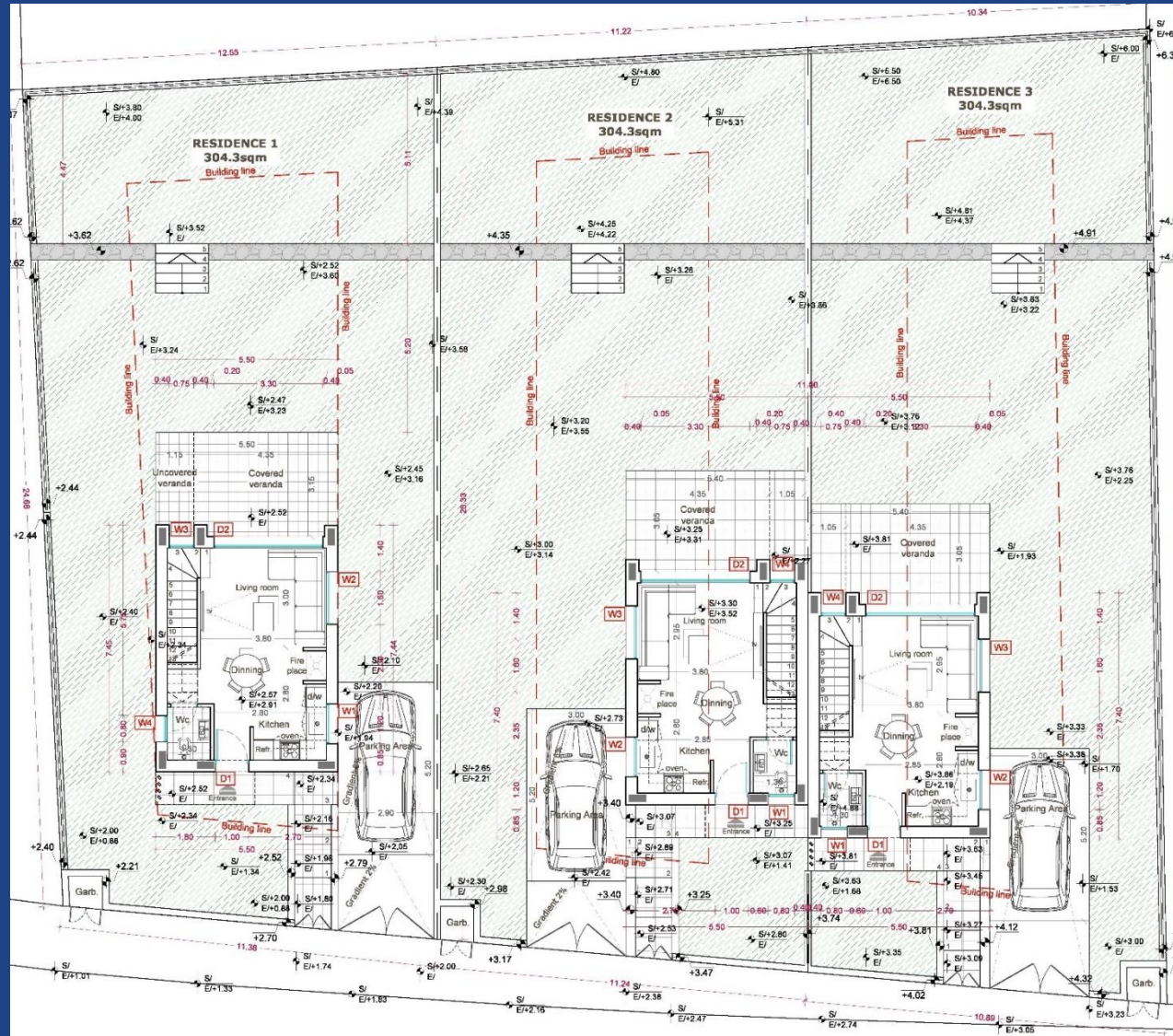


**We don't build houses. We create homes.**

# PROJECT 1252 - KEY FACTS

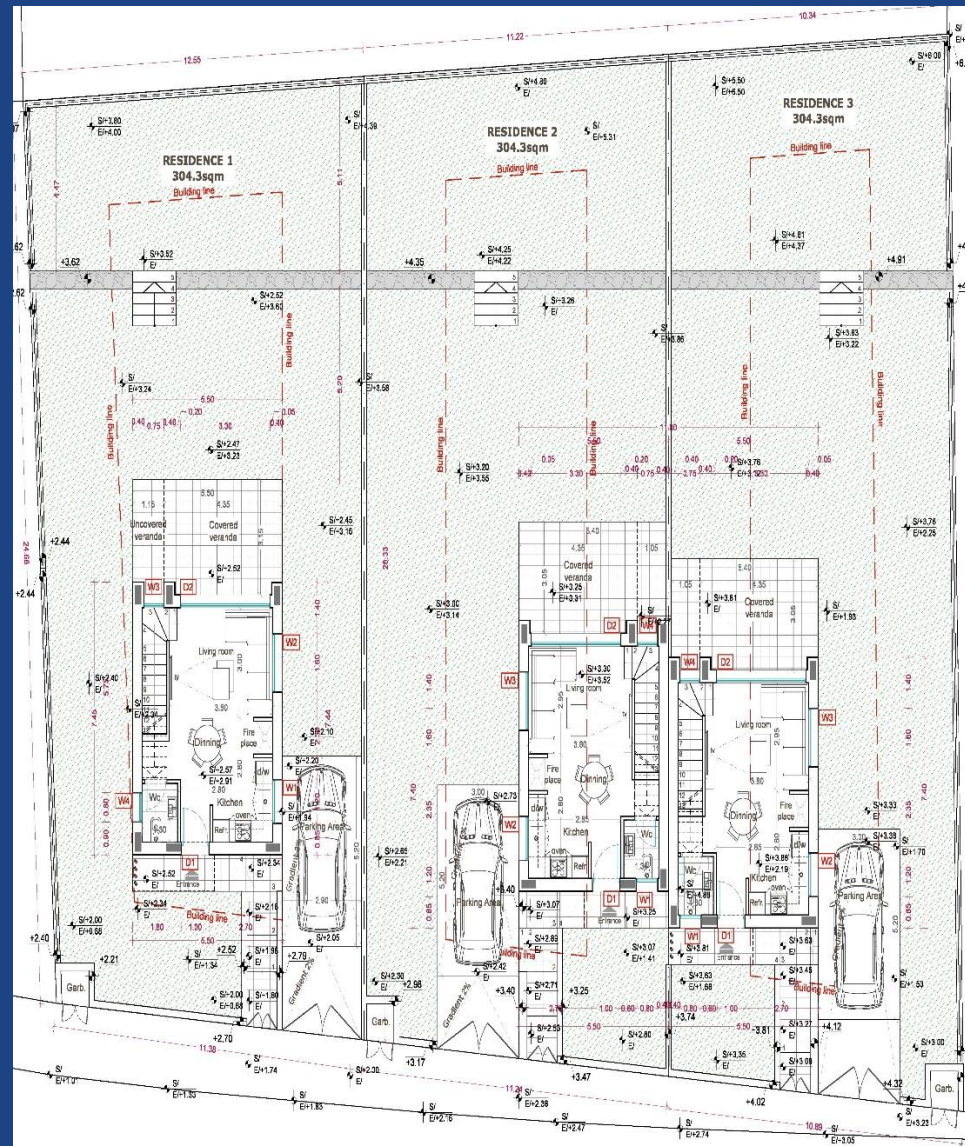
- Three 2-Bedrooms Houses
  - One 2-Bedroom Detached House:
    - 104.40 sqm covered areas
    - 304 sqm plot area
  - 2-Bedrooms Attached:
    - 103.10 sqm covered areas (each)
    - 304 sqm plot area (each)
  - House 1 is detached; houses 2 and 3 are attached (the stairs of each house)
  - The 2-Bedrooms houses share a family bathroom.
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

# PROJECT 1252 – HOUSES 1-3 (Ground Floor)



We don't build houses. We create homes.

# PROJECT 1252 – HOUSES 1-3 (1<sup>st</sup> Floor)

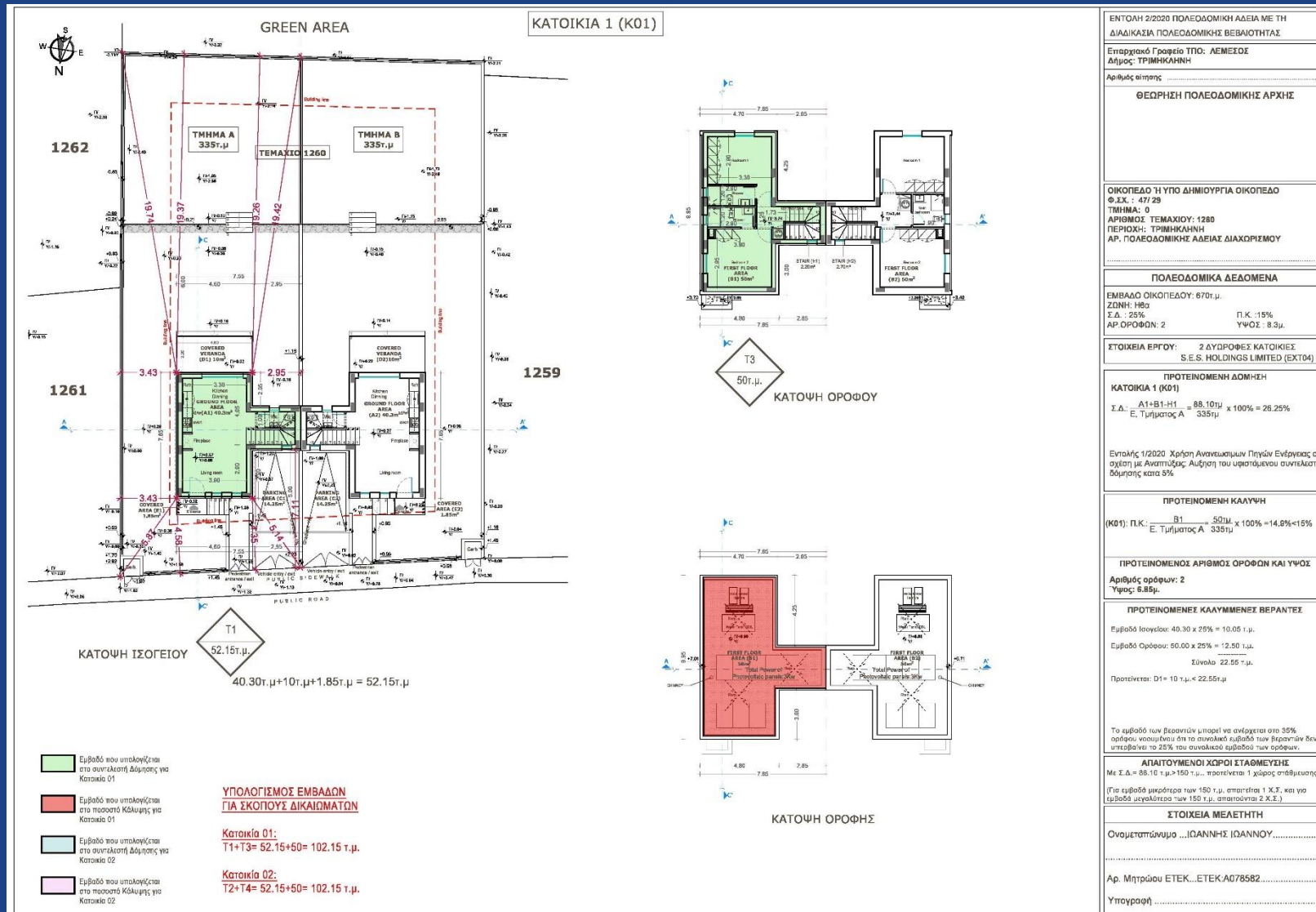


We don't build houses. We create homes.

## PROJECT 1260 - KEY FACTS

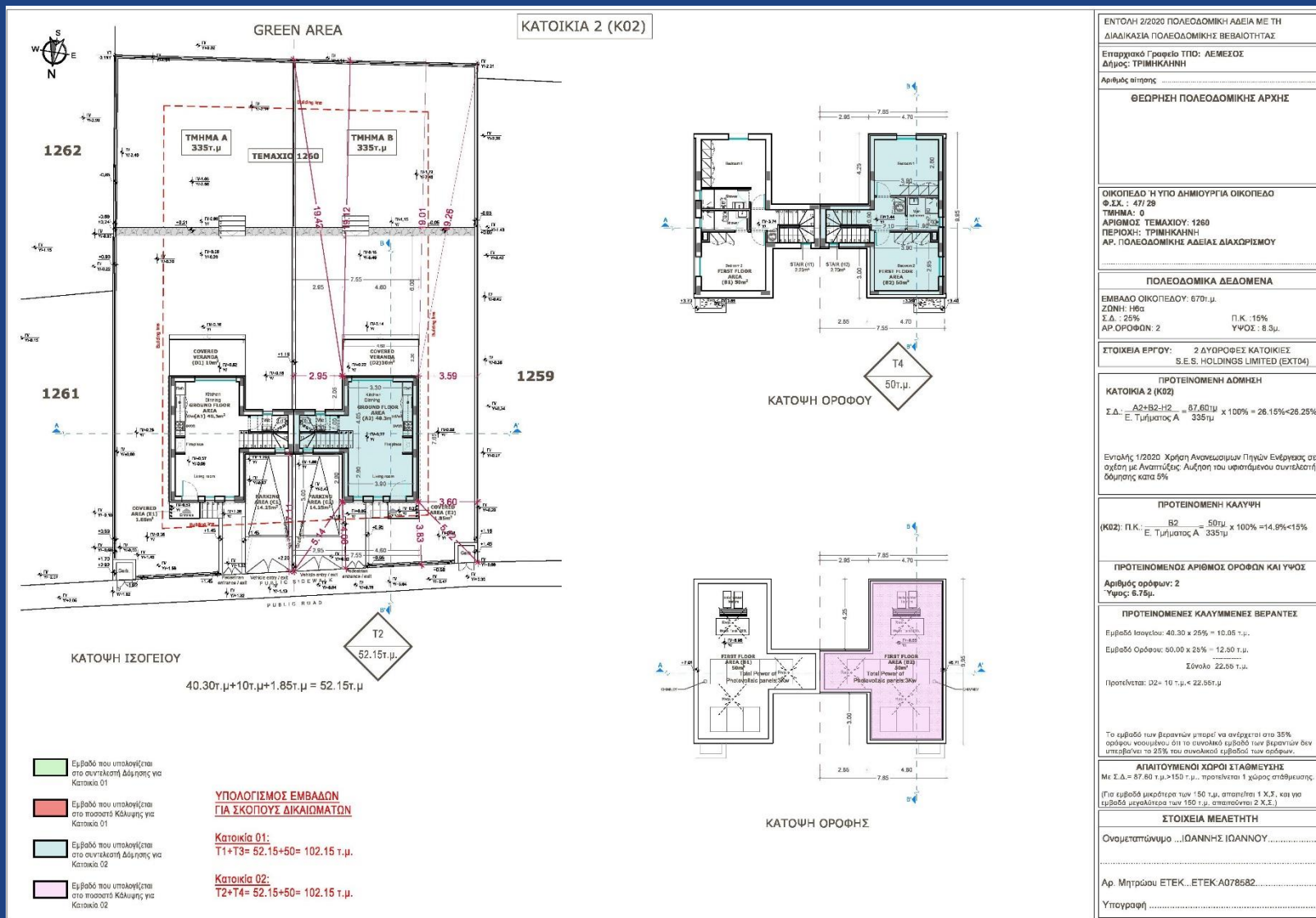
- Option A: Semi-Attached 2-Bedrooms Houses
- Option B: One Detached 4-Bedroom Villa
  - House 1 (2-Bedrooms):
    - 108.30 sqm covered areas
    - 335 sqm plot area
    - Both bedrooms with ensuite bathroom
  - House 2 (2-Bedrooms):
    - 103.10 sqm covered areas
    - 335 sqm plot area
  - 4-Bedroom Detached House:
    - 198.25 sqm covered areas
    - 670 sqm plot area
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

# PROJECT 1260 Option A: HOUSE 1 (2-Bedrooms)



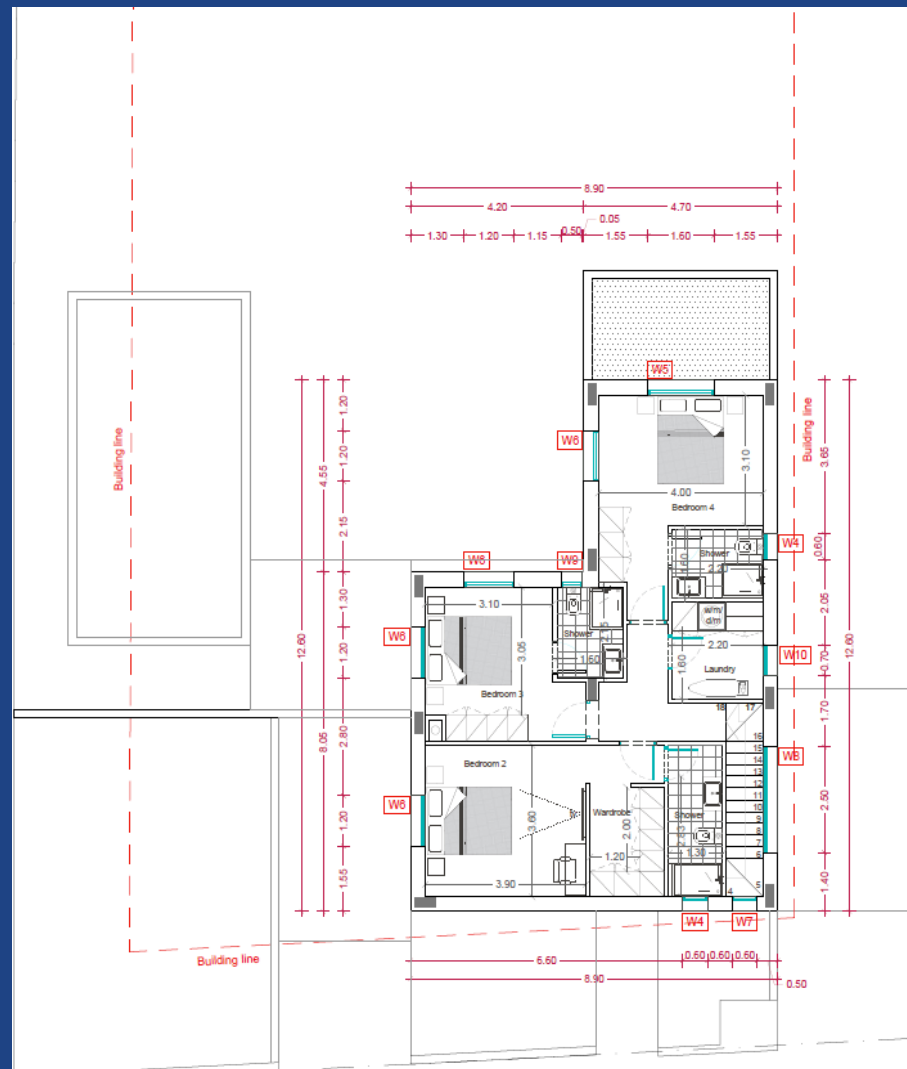
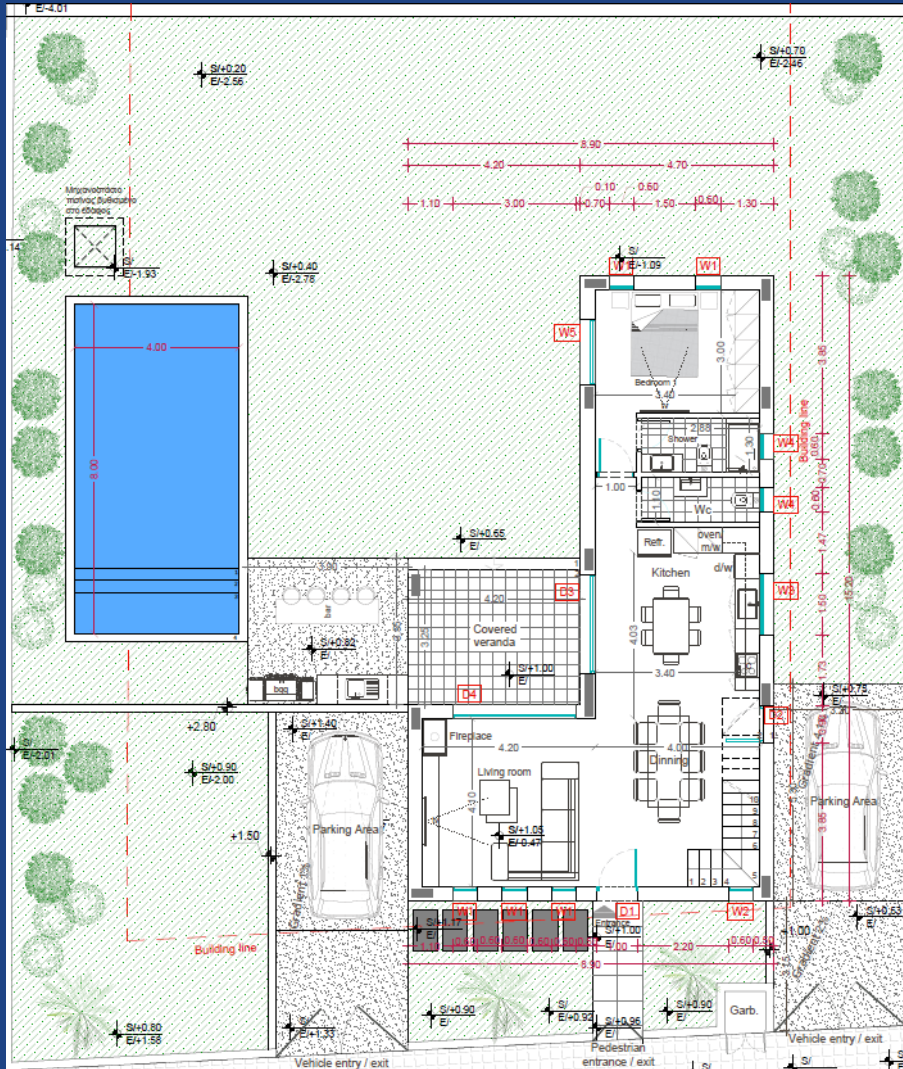
We don't build houses. We create homes.

# PROJECT 1260 Option A: HOUSE 2 (2-Bedrooms)



We don't build houses. We create homes.

# PROJECT 1260 Option B: 4-Bedrooms Villa

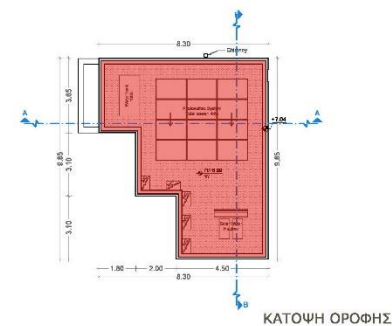
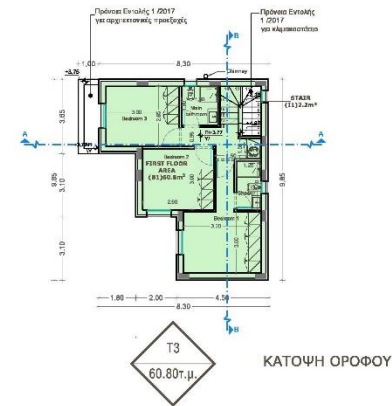
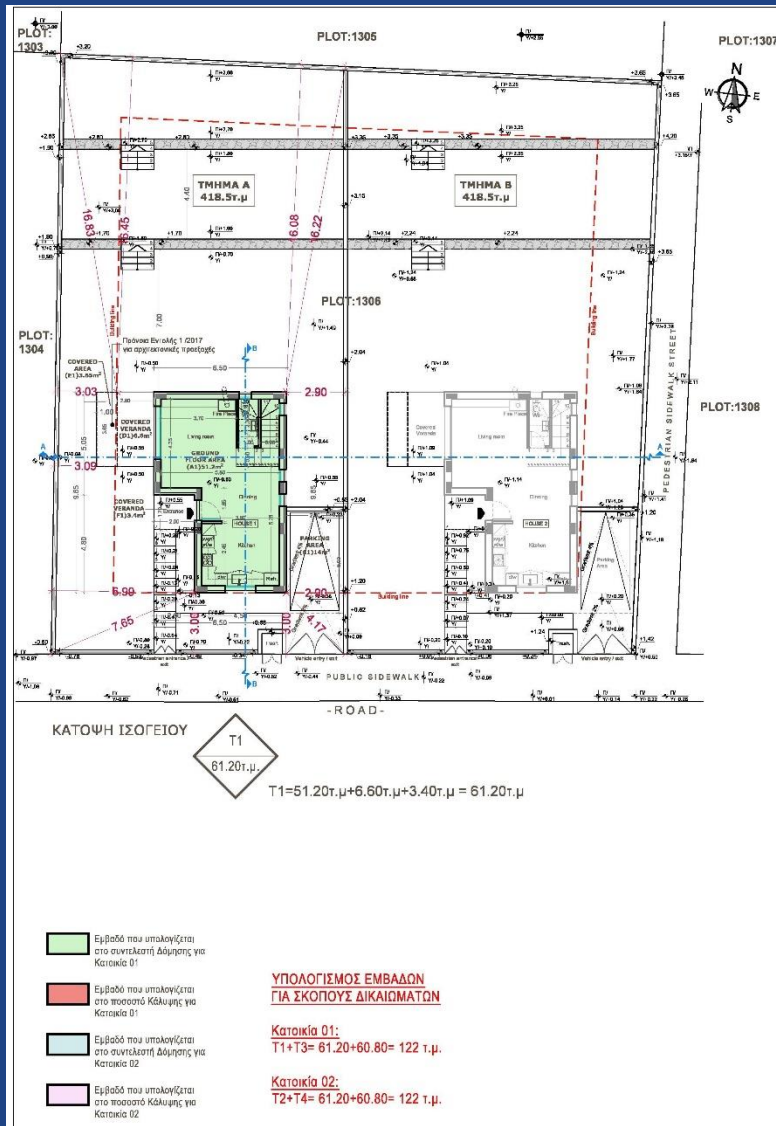


We don't build houses. We create homes.

## PROJECT 1306 - KEY FACTS

- Two Detached 3-Bedrooms Houses
  - House 1 & 2 (3-Bedrooms):
    - 132.45 sqm covered areas each
    - 419 sqm plot area each
  - House 2 adjacent to pedestrian street
  - Large Garden & Private Parking
  - On the main road Trimiklini to Ayios Mamas (about 200 meters from the main Trimiklini to Platres road).
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

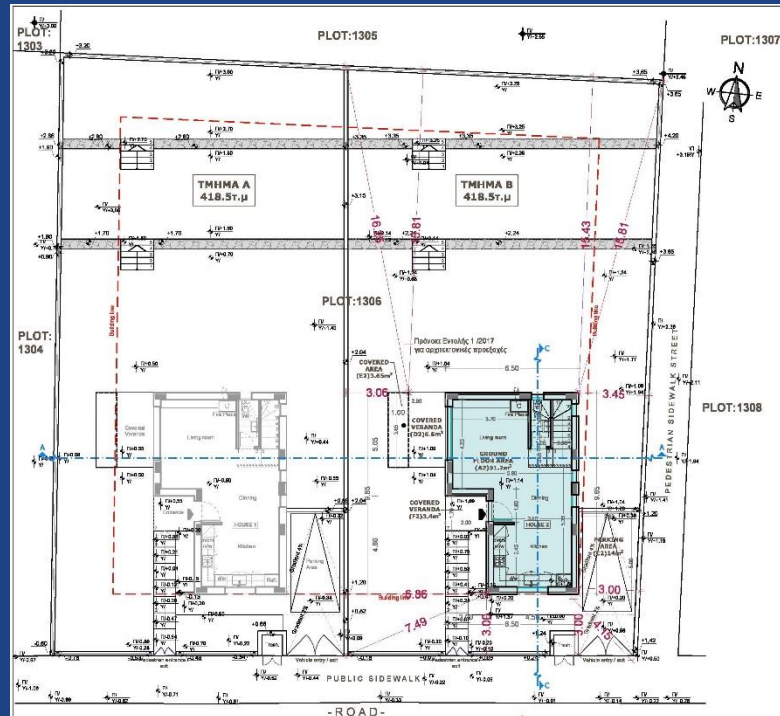
# PROJECT 1306: HOUSE 1 (3-Bedrooms)



ΕΝΤΟΛΗ 2/2020 ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΟΤΗΤΑΣ
Επικοινωνία Γραφείο ΤΠΟ: ΛΕΜΕΣΟΣ Δήμος: ΤΡΙΜΗΚΑΝΗ Αριθμός αίτησης
<b>ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ</b>
ΟΙΚΟΠΕΔΟ Ή ΥΠΟ ΔΗΜΙΟΥΡΓΙΑ ΟΙΚΟΠΕΔΟ Φ.Σ.Κ.: 47/29 ΤΜΗΜΑ: 0 ΑΡΙΘΜΟΣ ΤΕΜΑΧΙΟΥ: 1306 ΠΕΡΙΟΧΗ: ΤΡΙΜΗΚΑΝΗ ΑΡ. ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ ΔΙΑΧΟΡΙΣΜΟΥ
<b>ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ</b>
ΕΜΒΑΔΟ ΟΙΚΟΠΕΔΟΥ: 837τ.μ. ΖΩΝΗ: Η6α Σ.Δ.: 25% ΑΡ.ΟΡΟΦΩΝ: 2 Π.Κ.: 15% ΥΨΟΣ: 8.3μ.
<b>ΣΤΟΙΧΕΙΑ ΕΡΓΟΥ:</b> 2 ΔΙΟΡΟΦΕΣ ΚΑΤΟΙΚΙΕΣ S.E.S. HOLDINGS LIMITED (ΕΚΤ03)
<b>ΠΡΟΤΕΙΝΟΜΕΝΗ ΔΟΜΗΣΗ</b> <b>ΚΑΤΟΙΚΙΑ 1 (Κ01)</b> Σ.Δ.: (A1+B1-11) x 100% = (51.2μ+60.8μ-2.2) x 100% Ε. Τμήμα Α: 418.5μ = 109.80μ x 100% = 28.20% < 28.25 418.5μ Εντολή 1/2020 Χρήση Ανακωστικών Πηγών Ενέργειας σε σχέση με Ανατιθέμενη Αύξηση του υφιστάμενου συντελεστή δόμησης κατά 5%
<b>ΠΡΟΤΕΙΝΟΜΕΝΗ ΚΑΛΥΨΗ</b> Π.Κ.: B1 = 60.80μ x 100% = 14.5% < 15% Ε. Τμήμα Α: 418.5μ
<b>ΠΡΟΤΕΙΝΟΜΕΝΟΣ ΑΡΙΘΜΟΣ ΟΡΟΦΩΝ ΚΑΙ ΥΨΟΣ</b> Αριθμός ορόφων: 2 Υψος: 7.48μ.
<b>ΠΡΟΤΕΙΝΟΜΕΝΕΣ ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ</b> Εμβάδο Ισογείου: 51.20 x 25% = 12.80 τ.μ. Εμβάδο Ορόφου: 60.80 x 25% = 15.20 τ.μ. Σύνολο = 28.00 τ.μ. Προστέταται: 01+T1= 6.60+3.40 = 10 τ.μ. < 28τ.μ
Το εμβαδό των βεραντών μπορεί να ανέρχεται στο 35% ορόφου νοτιοανατολίου δηλ το συνολικό εμβαδό των βεραντών δεν υπερβαίνει το 25% του συνολικού εμβαδού των ορόφων.
<b>ΑΠΑΙΤΟΥΜΕΝΟΙ ΧΩΡΟΙ ΣΤΑΘΜΕΥΣΗΣ</b> Με Σ.Δ. = 109.80τ.μ > 150 τ.μ. προτείνεται 1 χώρος στάθμευσης (Για εμβάδο μικρότερη των 150 τ.μ. απαιτείται 1 Χ.Σ. και για εμβάδο μεγαλύτερη των 150 τ.μ. απαιτούνται 2 Χ.Σ.)
<b>ΣΤΟΙΧΕΙΑ ΜΕΛΕΤΗΤΗ</b> Ονοματεπώνυμο ...ΙΩΑΝΝΗΣ ΙΩΑΝΝΟΥ..... Αρ. Μητρώου ΕΤΕΚ...ΕΤΕΚ.Α078582..... Υπογραφή.....

We don't build houses. We create homes.

# PROJECT 1306: HOUSE 2 (3-Bedrooms)



ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ

T2  
61.20τ.μ.

$$T2=51.20\tau.\mu+6.60\tau.\mu+3.40\tau.\mu=61.20\tau.\mu$$

- Εμβαδό που υπολογίζεται στο συντελεστή Δόμησης για Κατοικία 01
- Εμβαδό που υπολογίζεται στο ποσοστό Κάλυψης για Κατοικία 01
- Εμβαδό που υπολογίζεται στο συντελεστή Δόμησης για Κατοικία 02
- Εμβαδό που υπολογίζεται στο ποσοστό Κάλυψης για Κατοικία 02

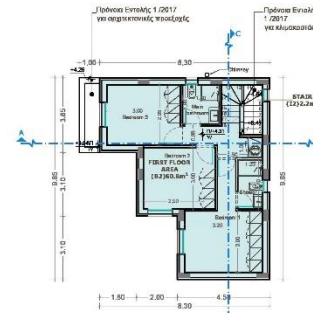
## ΥΠΟΛΟΓΙΣΜΟΣ ΕΜΒΑΔΩΝ ΓΙΑ ΣΚΟΠΟΥΣ ΔΙΚΑΙΩΜΑΤΩΝ

**Κατοικία 01:**  
 $T1+T3=61.20+60.80=122\tau.\mu.$

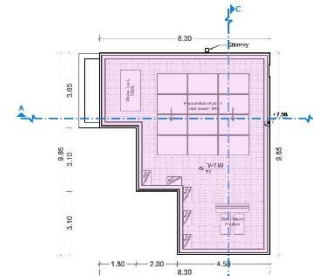
**Κατοικία 02:**  
 $T2+T4=61.20+60.80=122\tau.\mu.$

ΚΑΤΩΦΗ ΟΡΟΦΟΥ

T4  
60.80τ.μ.



ΚΑΤΩΦΗ ΟΡΟΦΗΣ



ΕΝΤΟΛΗ 2/2020 ΠΟΛΕΟΔΟΜΙΚΗ ΑΔΕΙΑ ΜΕ ΤΗ  
ΔΙΑΔΙΚΑΣΙΑ ΠΟΛΕΟΔΟΜΙΚΗΣ ΒΕΒΑΙΩΣΗΤΑΣ

Επαρχιακό Γραφείο ΤΠΟ: ΛΕΜΕΣΟΣ  
Δήμος: ΤΡΙΜΗΚΑΛΗΝΗ

Αριθμός αίτησης:

ΘΕΩΡΗΣΗ ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΡΧΗΣ

ΟΙΚΟΠΕΔΟ Ή ΥΠΟ ΔΗΜΙΟΥΡΓΙΑ ΟΙΚΟΠΕΔΟ  
Φ.Σ.Χ.: 477/29  
ΤΜΗΜΑ: 0  
ΑΡΙΘΜΟΣ ΤΕΜΑΧΙΟΥ: 1306  
ΠΕΡΙΟΧΗ: ΤΡΙΜΗΚΑΛΗΝΗ  
ΑΡ. ΠΟΛΕΟΔΟΜΙΚΗΣ ΑΔΕΙΑΣ ΔΙΑΧΩΡΙΣΜΟΥ

## ΠΟΛΕΟΔΟΜΙΚΑ ΔΕΔΟΜΕΝΑ

ΕΜΒΛΑΔΟ ΟΙΚΟΠΕΔΟΥ: 837τ.μ.  
ΖΩΝΗ: Η6α  
Σ.Δ.: 25% Π.Κ.: 15%  
ΑΡ.ΟΡΟΦΩΝ: 2 ΥΨΟΣ: 8.3μ.

ΣΤΟΙΧΕΙΑ ΕΡΓΟΥ: 2 ΔΙΟΡΟΦΕΣ ΚΑΤΟΙΚΙΕΣ  
S.E.S. HOLDINGS LIMITED (ΕΧΤ03)

## ΠΡΟΤΕΙΝΟΜΕΝΗ ΔΟΜΗΣΗ

**ΚΑΤΟΙΚΙΑ 2 (K02)**  
Σ.Δ.:  $(A2+B2+T2) \times 100\% = (51.20\tau.\mu + 60.80\tau.\mu + 2.2) \times 100\%$   
Ε. Τμήμα Β: 418.5τ.μ.

$= 109.80\tau.\mu \times 100\% = 26.20\% < 26.25$   
418.5τ.μ.

Εντολής 1/2020 Χρήση Αναναχωμάτων Πηγών Ενέργειας σε σχέση με Αναπυρώσεις: Αύξηση του υψομέτρου συντελεστή δόμησης κατά 3%

## ΠΡΟΤΕΙΝΟΜΕΝΗ ΚΑΛΥΨΗ

Π.Κ.: B2 = 60.80τ.μ  $\times 100\% = 14.5\% < 15\%$   
Ε. Τεμαχίου: 418.5τ.μ.

## ΠΡΟΤΕΙΝΟΜΕΝΟΣ ΑΡΙΘΜΟΣ ΟΡΟΦΩΝ ΚΑΙ ΥΨΟΣ

Αριθμός ορόφων: 2  
Υψος: 7.80μ.

## ΠΡΟΤΕΙΝΟΜΕΝΕΣ ΚΑΛΥΜΜΕΝΕΣ ΒΕΡΑΝΤΕΣ

Εμβαδό Ισογείου:  $51.20 \times 25\% = 12.80\tau.\mu.$   
Εμβαδό Ορόφου:  $60.80 \times 25\% = 15.20\tau.\mu.$   
Σύνολο: 28.00τ.μ.  
Προτεινόμενα:  $O2+F2=6.60+3.40=10\tau.\mu. < 28\tau.\mu.$

Το εμβαδό των βεραντών μπορεί να ανέρχεται στο 35% ορόφου νοτιοανατολίου, με το συνολικό εμβαδό των βεραντών δεν υπερβαίνει το 25% του συνολικού εμβαδού των ορόφων.

## ΑΠΑΙΤΟΥΜΕΝΟΙ ΧΩΡΟΙ ΣΤΑΔΙΜΕΥΣΗΣ

Με Σ.Δ. =  $109.80\tau.\mu > 150\tau.\mu.$  προτείνεται 1 χώρος στάδμευσης  
(Για εμβαδό μικρότερο των 150 τ.μ. απαιτείται 1 Χ.Σ. και για εμβαδό μεγαλύτερο των 150 τ.μ. απαιτούνται 2 Χ.Σ.)

## ΣΤΟΙΧΕΙΑ ΜΕΛΕΤΗΤΗ

Ονοματεπώνυμο: ...ΙΩΑΝΝΗΣ ΙΩΑΝΝΟΥ...

Αρ. Μητρώου ΕΤΕΚ: ...ΕΤΕΚ.Α078582...

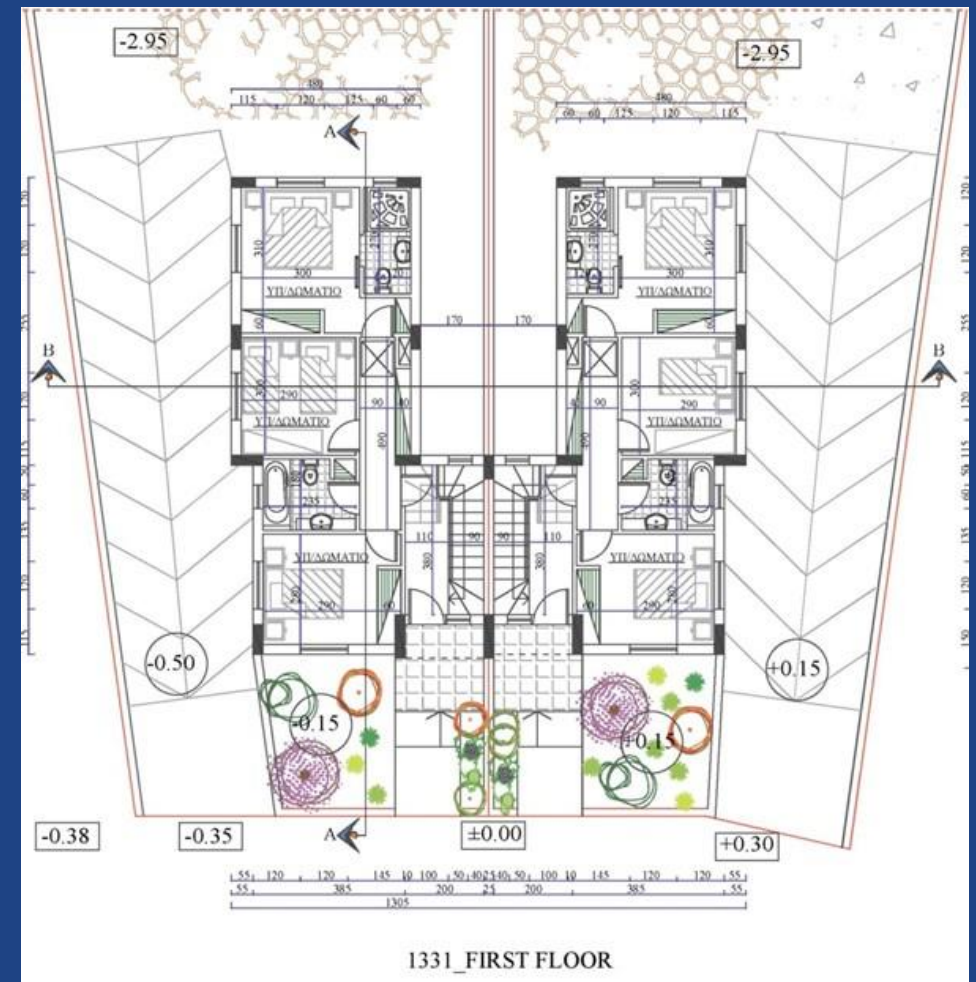
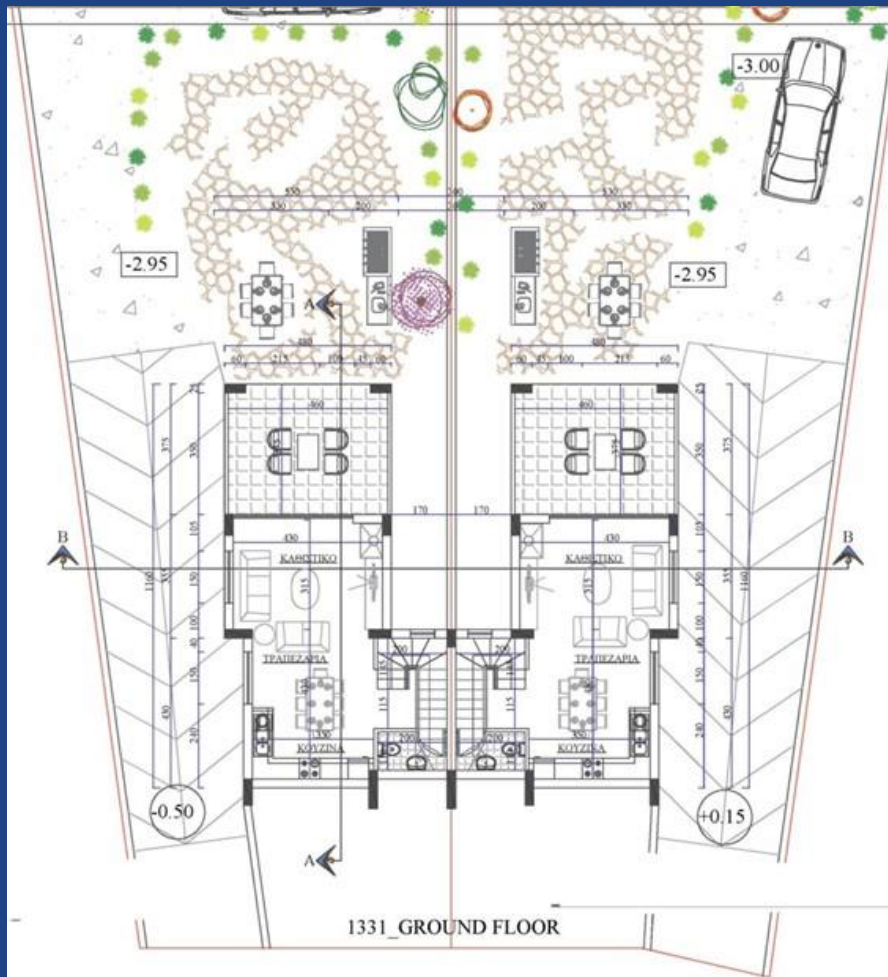
Υπογραφή:

We don't build houses. We create homes.

## PROJECT 1331 - KEY FACTS

- Two Semi-Attached 3-Bedrooms Houses
  - House 1 & 2 (3-Bedrooms):
    - 122 sqm covered areas each
    - 394 sqm plot area each
  - House 1 has a water well and an automated irrigation system.
  - Within walking distance of supermarkets.
  - They enjoy uninterrupted views.
  - Large Garden & Private Parking
  - Provisions for A/C & Electric Heating
  - Pressurized Water System
  - Modern Architecture and Design
  - High Quality Materials & Finishes
  - Fitted Kitchen & Wardrobes
  - Fireplace & Photovoltaic Unit 3.2 KW
  - Certificate of Energy Efficiency “A”
  - Large Garden Area & Private Parking

# PROJECT 1331: 3-Bedrooms Houses



We don't build houses. We create homes.

# GALLERY



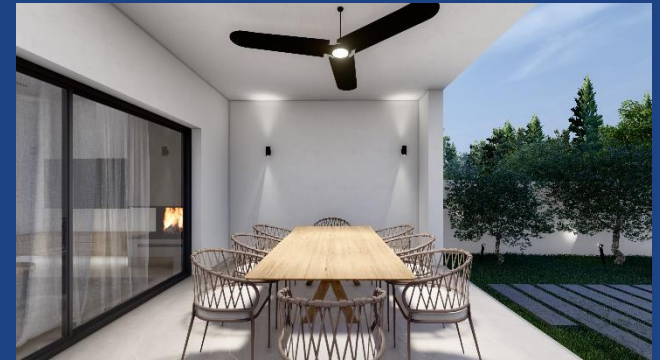
We don't build houses. We create homes.

# GALLERY



We don't build houses. We create homes.

# GALLERY



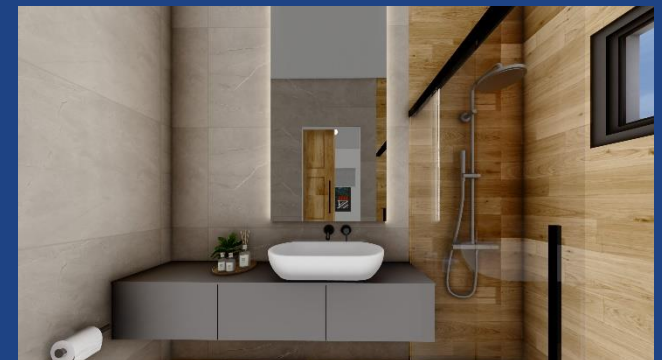
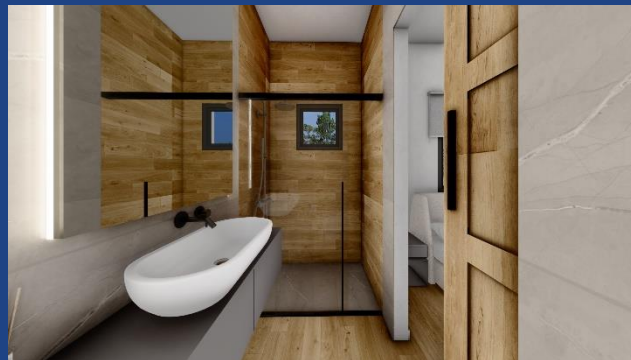
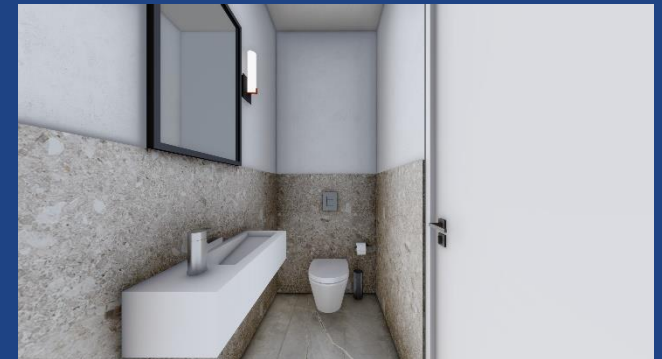
We don't build houses. We create homes.

# GALLERY



We don't build houses. We create homes.

# GALLERY



We don't build houses. We create homes.

## TRIMIKLINI

Trimiklini is a picturesque village located at the foothills of Troodos mountains, about 26 Km from Limassol, at an altitude of 570 meters. The new Limassol – Saittas highway, which is under development, is expected, upon its completion, to decrease the driving time from Limassol to a 15-minutes pleasurable drive.



The village existed during Medieval times, marked

on older maps since the Venetian times as “Trimichini”.



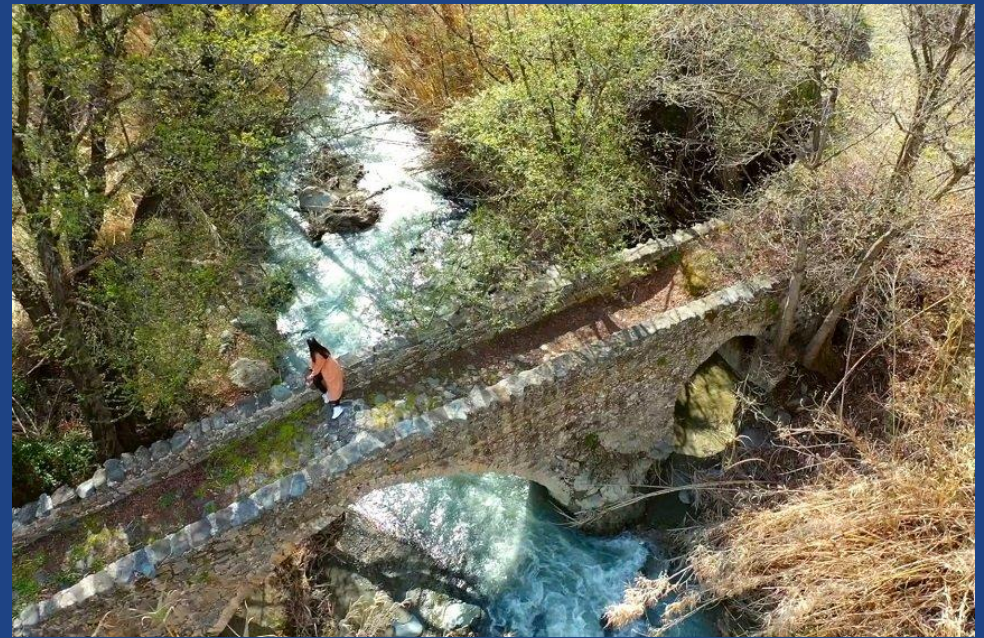
Its name, according to the tradition, came from 3 different versions; the first refers to a warm bed (thermi klini), which came from the fact that people preferred the mild climate of the area both in the winter and the summer and used to visit Trimiklini for recovery after an illness. The second version recognizes the word’s origin, the warm fountain (thermi krini), which refers to a fountain in the

village the water of which is cold in the summer and warm in the winter.



A third version suggests that the name came from the plant trimithia (terebinth). Trimiklini village hosts the only double bridge found on the island of Cyprus. The first phase of the construction was concluded in 1901, used to serve carriages to cross over. The second phase was completed in 1917

enabling the first automobile vehicles to travel between Limassol and Troodos through Trimiklini. The Venetian bridge of Trimiklini was built with stones and it consists of 3 arches, one next to the other.



A chain of mountain peaks, the highest of which is Zalaka, surrounds Trimiklini. Zalakas nature trail gives visitors the opportunity to enjoy panoramic

views of the surrounding communities of Lania, Doros, Sylikou, Kouka, Pera-Pedi and Moniatis and to explore the diverse nature.



In the 1950 's Kouri dam was constructed on the river and as a result an area of about 14,500 feet turned out to be underwater. Over time, the dam turned into a lake of enchanting beauty. In the summer months dozens of fluttering birds come



over its calm waters. This is the only artificial lake in Cyprus where the water never dries!

There are two interesting churches dedicated to the Virgin of Mercy. The older church was built in the middle of the XVIII century and has ancient Byzantine icons in it. It is dedicated to the miraculous icon of “Panagia Eleousa”.

## ADDITIONAL DATA

Trimiklini falls under the Housing Plan for the Revitalization of Mountainous, Critical and Disadvantaged Areas as announced by the Ministry of Interior and there is available financial support towards the purchase of a house for eligible applicants of up to €70,000. For more information you can contact the Ministry of Interior at <http://www.moi.gov.cy>

- Directions: <https://goo.gl/maps/64MtovtTrL5YwTCQ9>
- Trimiklini Video: <https://youtu.be/R0I7RE1Dk9g>

Disclaimer: The descriptions and photos contained herein have been produced for illustration purposes only and our company reserves the right to alter such descriptions and photos at any time without notice. No representation or warranty, expressed or implied, is made as to, and no reliance should be placed on, the accuracy, fairness, or completeness of any information given herein. This and any brochure, or leaflet, or advertorial material of any kind, or internet post, does not constitute an offer and any information given herein shall be subject to a contract of sale to be entered into between you and the vendor of the development.

© Copyright 2023