

HARMONY HILLS



your very own haven

harmony hills

WELCOME TO AN EXTRAORDINARY WORLD OF ELEGANCE AND SOPHISTICATION. BLENDING HARMONIOUS ARCHITECTURE AND OUTSTANDING DESIGN, THIS UNIQUE DEVELOPMENT SETS NEW STANDARDS FOR LUXURY LIVING.

Nestled within the heart of the esteemed Limassol suburb, Palodia, this exclusive gated complex stands as an epitome of superior aesthetics and exclusivity. With a remarkable selection of residences ranging from lavish villas to exquisite apartments, Harmony Hills offers a symphony of choices to cater to every discerning taste.



DESIGNED TO PERFECTION BY A LEADING LONDON ARCHITECT, SIMPLE AND MODERN LINES CREATE PURE VOLUMES, THAT BEAUTIFULLY MARRY CONTEMPORARY FLAIR WITH TIMELESS CHARM

Comprising a total of 36 units, :haven perfectly combines privacy and community. Among them, 12 impeccably designed apartments of one- and two-bedrooms, spread over three blocks surrounding the pool and other resident facilities. Furthermore, 24 villas showcase the essence of elegant living, offering three-, four-, and five-bedroom layouts, and the potential for private pools for select villas.



major benefits

- Distinctive Gated Community: Exclusivity defined by a gated complex boasting exceptional resident amenities including a state-of-the-art pool and fitness center.
- Diverse Residential Selection: A comprehensive array of meticulously designed villas and apartments, ranging from 1 to 5 bedrooms, to cater to every lifestyle.
- Iconic Architectural Creation: Crafted by a prominent London architect, the development showcases a landmark design that is both captivating and enduring.
- Prestigious Palodia Locale: Nestled within the esteemed and scenic suburb of Limassol, Palodia offers an environment of prestige and charm.
- Proximity to Renowned Schools: Advantageously located near prominent international institutions such as The Heritage and The Island, ensuring the finest education for your loved ones.
- Access to Nature and Adventure: A mere 20-minute drive connects you to the captivating mountain villages and the renowned Troodos ski resort, promising year-round outdoor experiences.
- Enhanced Comfort: Thoughtfully equipped with provisions for underfloor heating, elevating your living experience with modern comfort solutions.
- Thoughtfully Designed Spaces: Enjoy the luxury of spacious and functional floor plans that seamlessly combine elegance with convenience.



exclusive facilities

Harmony Hills offers a thoughtfully curated selection of resident-only facilities, meticulously designed to enhance your daily life. Relax by the poolside with a refreshing drink in hand, bask in the sun, and create lasting memories with loved ones. After a revitalizing swim, venture into the vibrant clubhouse, for an invigorating

gym session, followed by the soothing embrace of the sauna. Plus, when it's time to satisfy your culinary cravings, the clubhouse cafeteria is right at your doorstep, providing a comfortable and convenient dining experience. Last but not least, don't overlook the playground, where your little ones can stay active and content for hours on end.



location

THE ALLURE OF PALODIA IS NOT LIMITED TO THE CONFINES OF THIS LUXURIOUS GATED COMPLEX. YOU'LL BE CAPTIVATED BY THE SCENIC BEAUTY THAT SURROUNDS THIS LIMASSOL SUBURB, WHERE ROLLING HILLS AND LUSH GREEN LANDSCAPES STRETCH AS FAR AS THE EYE CAN SEE.

Palodia is more than just a place to call home; the community is rapidly turning into an educational hub. Families will appreciate the convenience of having easy access to two of Limassol's top international schools, The Heritage and The Island, ensuring a world-class education for their loved ones. The newly established University of Limassol is also bringing fresh educational opportunities, with plans for additional infrastructure, including student residences and other facilities.

For the adventurous at heart, Cyprus beckons with its treasures. Just a short 20-minute drive from Palodia takes you to some of the most popular and picturesque mountain villages and the renowned Troodos ski resort, allowing you to experience the splendor of both summer and winter wonders.

Palodia is ideal for those seeking a harmonious blend of natural beauty and educational opportunities.



exterior

the spacious and convenient floor plans are meticulously designed to reflect both aesthetics and functionality, a testament to the attention to detail that defines this complex



exterior



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

exterior



**step into a world where
everyday life transcends
the ordinary, and your
home is a haven of
indulgence and comfort**



exterior



**enjoy the luxury of spacious
and functional floor plans that
seamlessly combine elegance
with convenience**



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

exterior



*All 3D images and photographs consist of indicative information and the project can differ insignificantly from the displayed images. Furniture and interior items are extras.

exterior



exterior



choice of properties



blocks a, b, c

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY AREA M ²		UNCOVERED PRIVATE OUTDOOR	TOTAL AREA M ²
							FLOOR	AREA		
A101	Apartment	1	1	1	52.50	16.40			41.70	110.60
A102	Apartment	1	1	1	52.90	16.60			41.70	111.20
B101	Apartment	1	1	1	52.50	19.20				71.70
B102	Apartment	1	1	1	52.90	19.20				72.10
C101	Apartment	1	1	1	52.50	17.00				69.50
C102	Apartment	1	1	1	52.90	17.20				70.10
A201	Apartment	2	1	1	58.95	12.60	2nd	23.40	25.90	120.85
A202	Apartment	2	1	1	59.30	12.60	2nd	23.40	49.40	144.70
B201	Apartment	2	1	1	58.95	12.60	2nd	23.40		94.95
B202	Apartment	2	1	1	59.36	12.74	2nd	23.40		95.50
C201	Apartment	2	1	1	58.94	12.60	2nd	26.35		97.89
C202	Apartment	2	1	1	59.35	12.74	2nd	26.35		98.44

houses

UNIT N°	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M ²	COV. VERANDA M ²	AUXILIARY AREA M ²		GARAGE AREA (PERGOLA)	PRIVATE SWIMMING POOL	PLOT AREA	TOTAL AREA M ²
							FLOOR	AREA				
1	House	4	3	2	152.46	24.65	2nd	33.16	30.80	optional	377.22	618.29
2	House	4	3	2	152.45	24.65	2nd	32.55	30.80	optional	260.44	500.89
3	House	3	3	2	119.12	22.26	2nd	32.60	15.58		205.74	395.30
4a	House	3	3	2	117.10	22.26	2nd	31.60	29.85		198.18	398.99
4b	House	3	3	2	117.10	22.26	2nd	31.60	14.60		200.88	386.44
5a	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
5b	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
6a	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
6b	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
7a	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
7b	House	3	3	2	117.10	22.26	2nd	32.46	29.85		200.88	402.55
8a	House	3	3	2	117.10	22.64	2nd	32.46	29.85		200.88	402.93
8b	House	3	3	2	117.10	22.64	2nd	32.46	29.85		200.88	402.93
9a	House	3	3	2	117.10	22.64	2nd	32.46	29.85		200.88	402.93
9b	House	3	3	2	117.10	22.64	2nd	32.46	29.85	optional	200.88	402.93
10	House	4	3	2	152.43	25.10	2nd	32.60	29.85	optional	324.97	564.95
11	House	4	3	2	152.43	25.10	2nd	32.60	15.73	optional	381.52	607.38
12	House	4	3	2	152.43	25.10	2nd	32.58	19.11	optional	360.35	589.57
13	House	5	3	2	178.77	18.53	2nd	32.69	36.59	optional	503.62	770.20
14	House	5	3	2	178.77	18.53	2nd	32.69	36.59	optional	545.80	812.38
15a	House	4	3	2	150.42	20.42	2nd	32.60	21.35	optional	261.98	486.77
15b	House	4	3	2	150.42	20.42	2nd	32.60	21.35	optional	286.73	511.52
16a	House	4	3	2	150.42	20.42	2nd	32.60	30.50	optional	293.41	527.35
16b	House	4	3	2	150.42	20.42	2nd	32.60	30.50	optional	318.15	552.09

NOTE: the areas stated above may slightly differ upon issuance of relevant authority permits

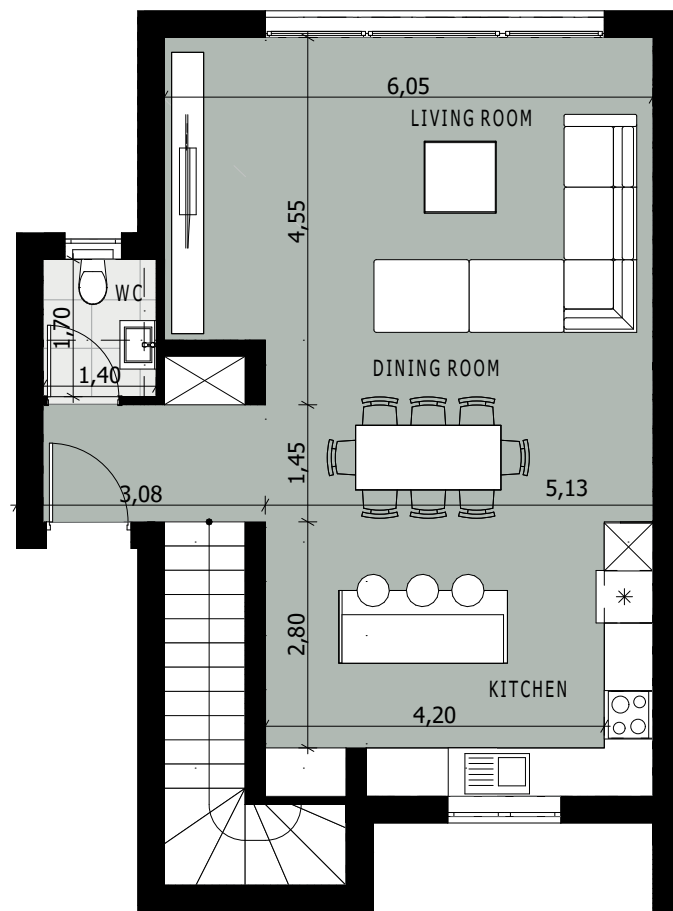
masterplan



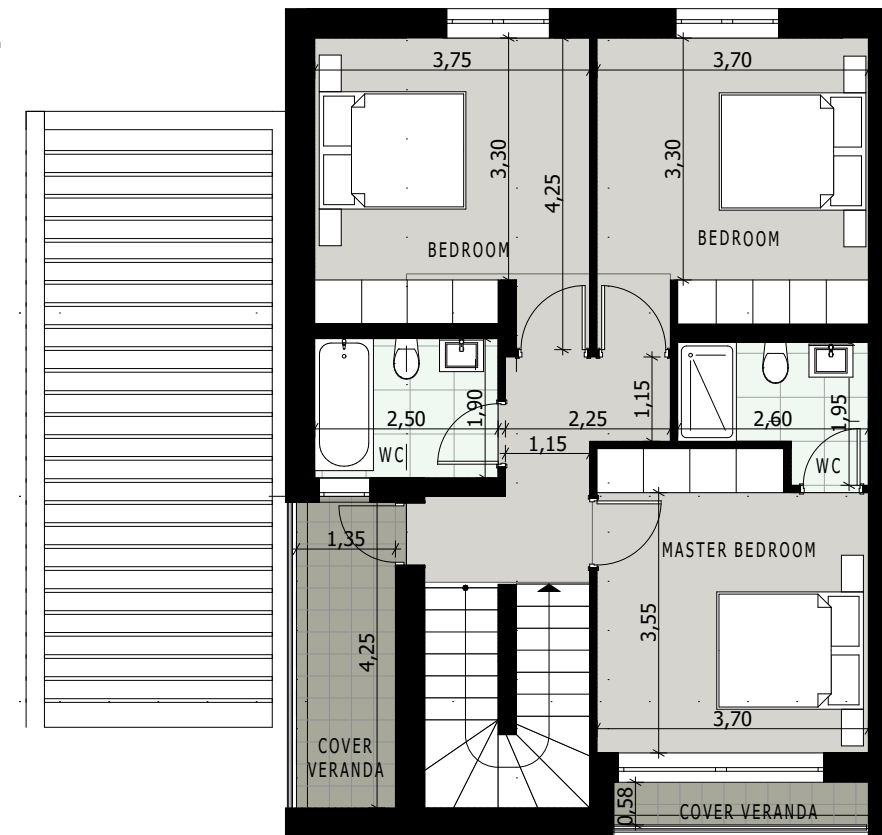
floor plans

house 1

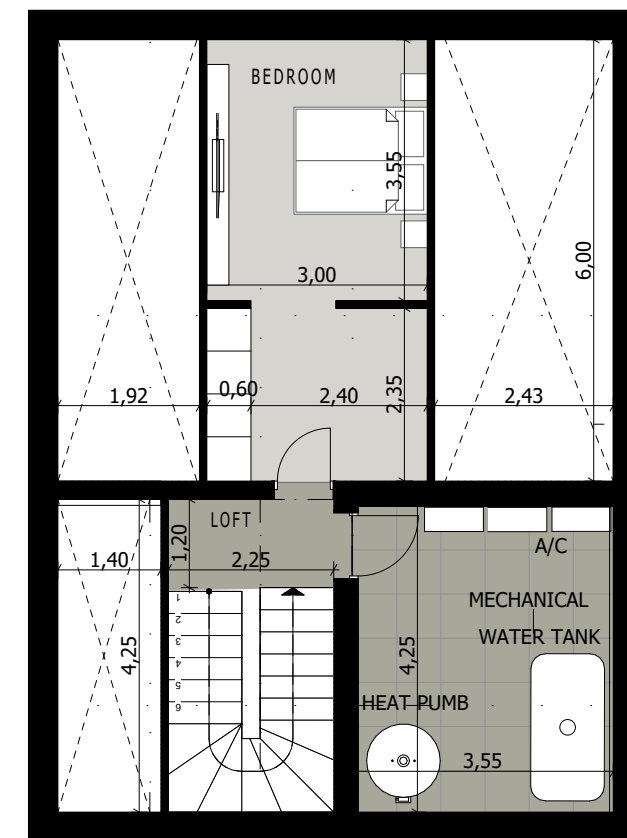
ground floor



1st floor



attic

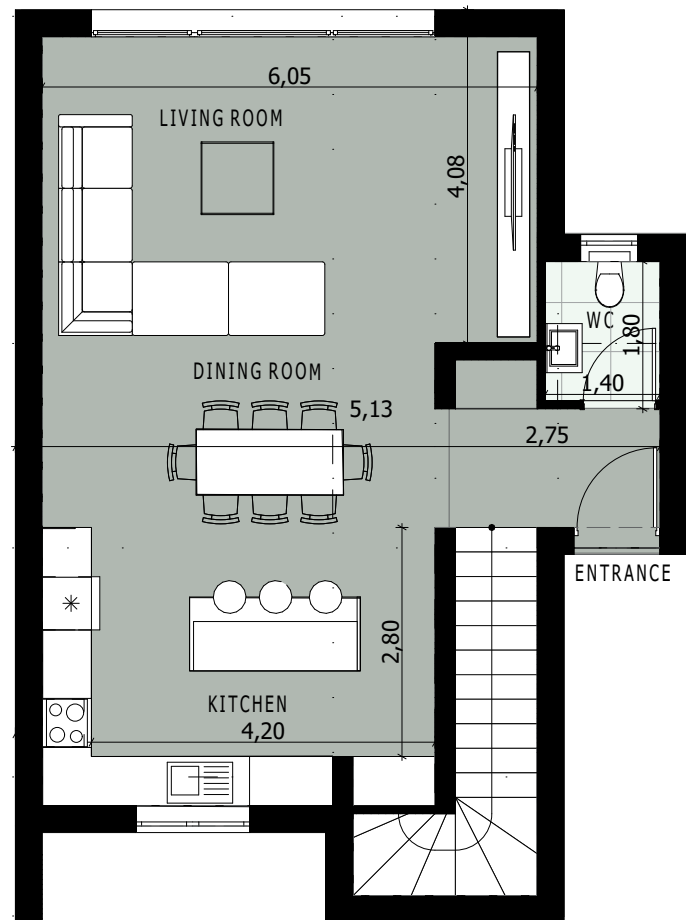


UNIT N°	TOTAL AREA M ²
house 1	618.29

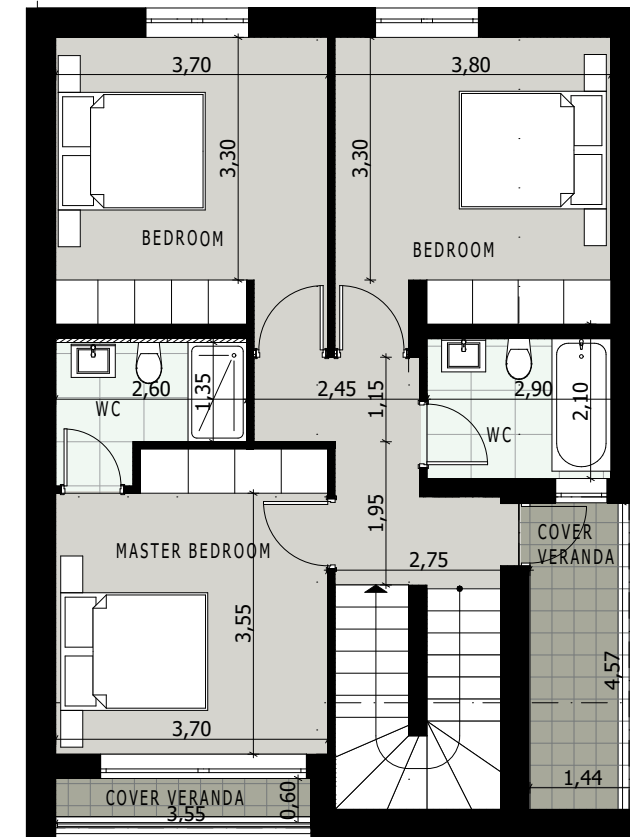
floor plans

house 2

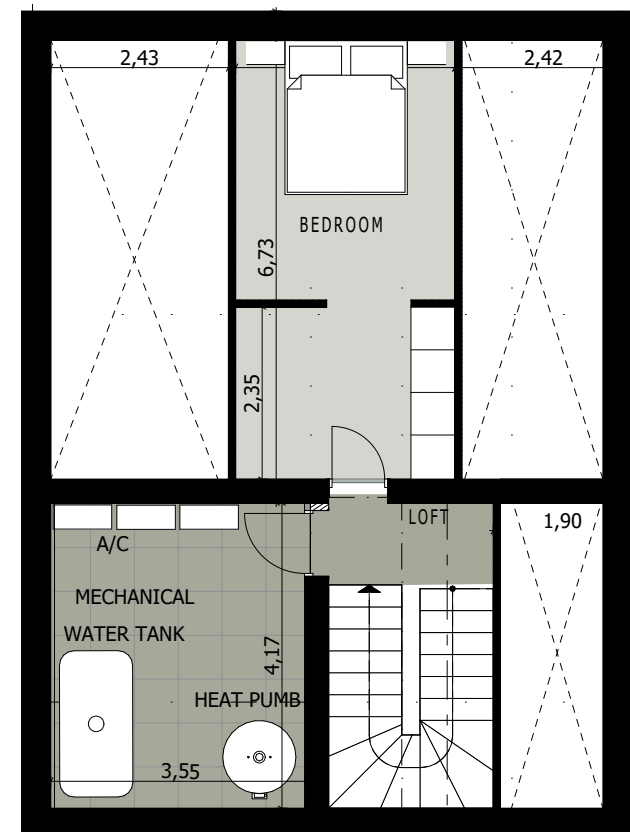
ground floor



1st floor



attic



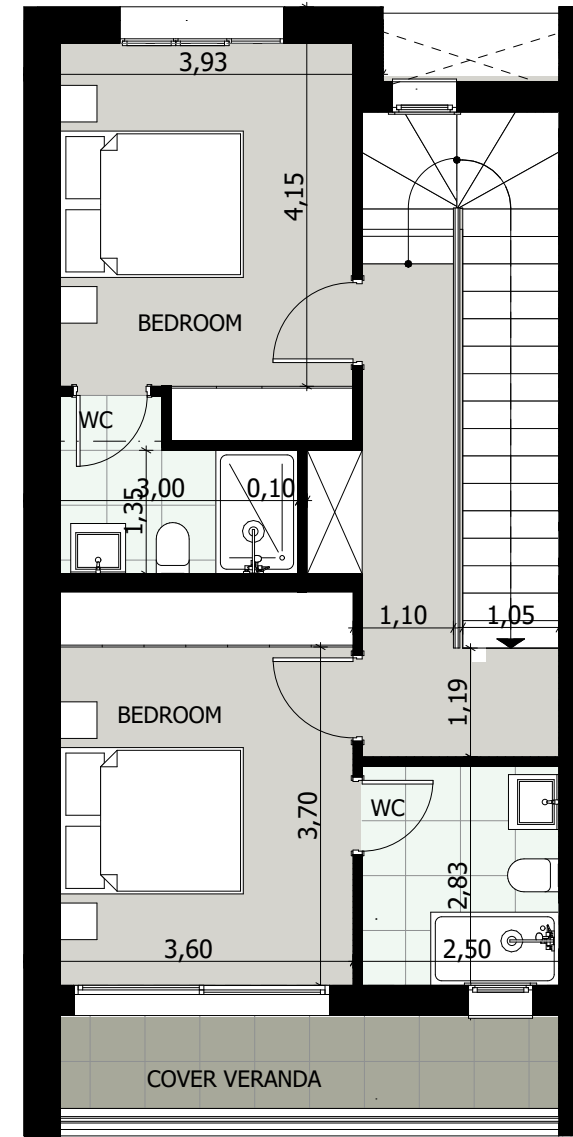
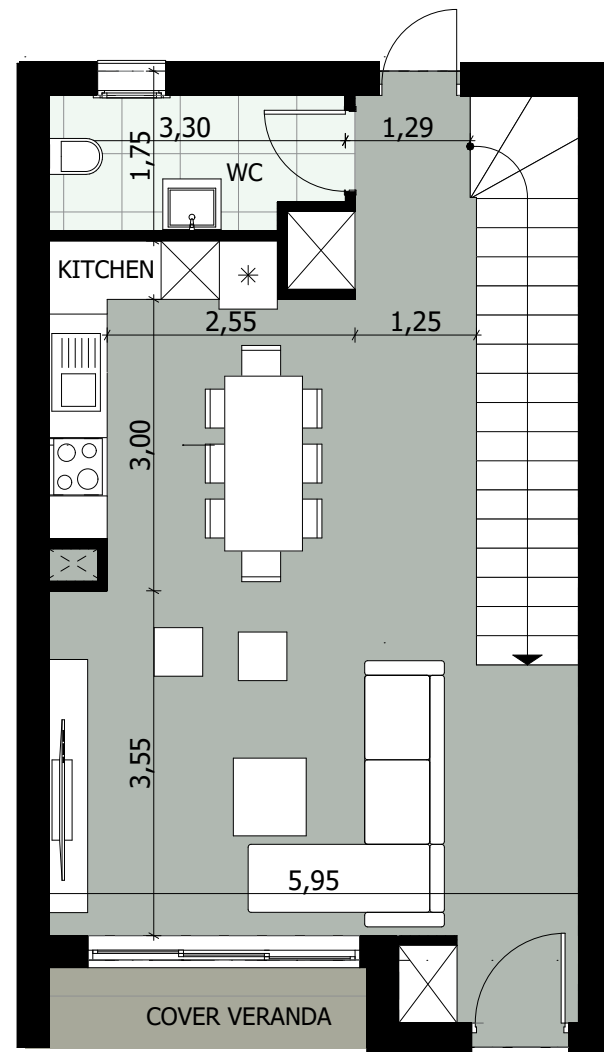
UNIT N°	TOTAL AREA M ²
house 2	500.89

floor plans

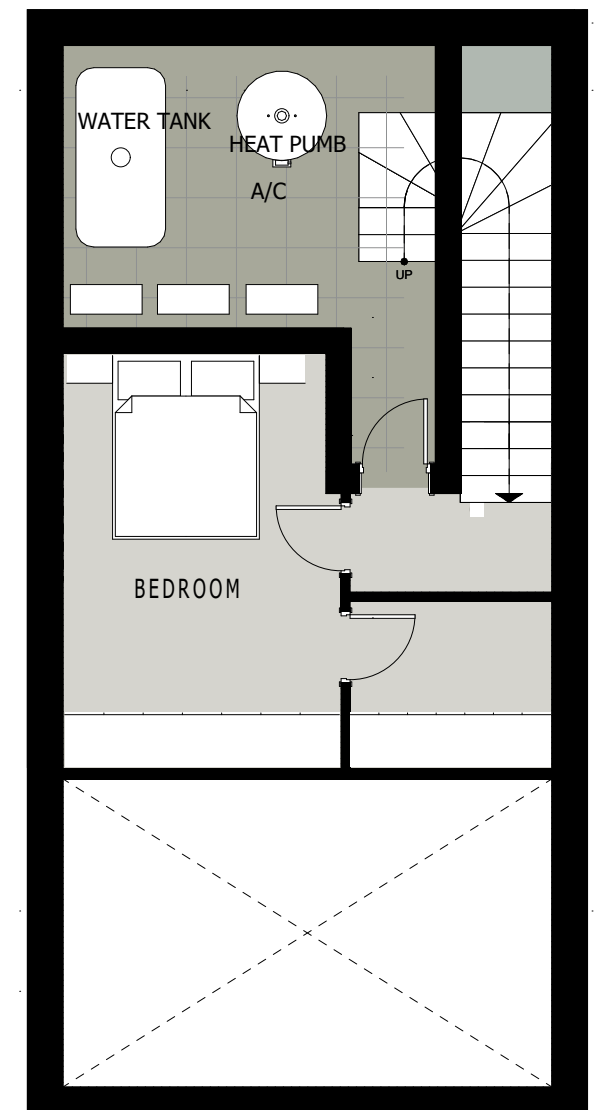
house 3



ground floor



1st floor



UNIT N°	TOTAL AREA M ²
house 3	395.30

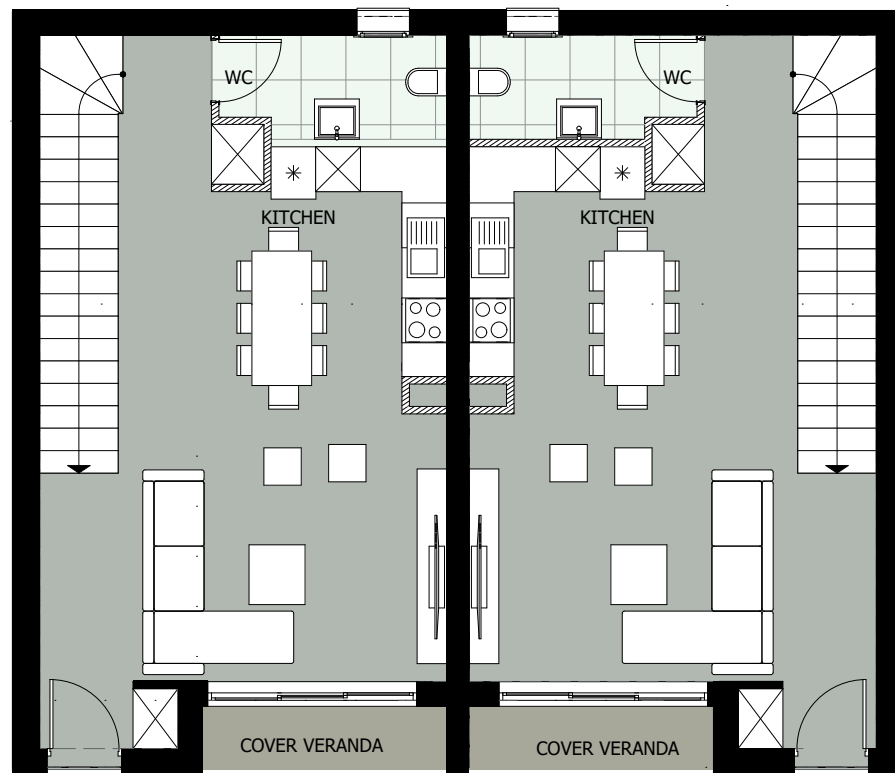
attic

*Floor plans show approximate measurements only. The exact layout and sizes may vary

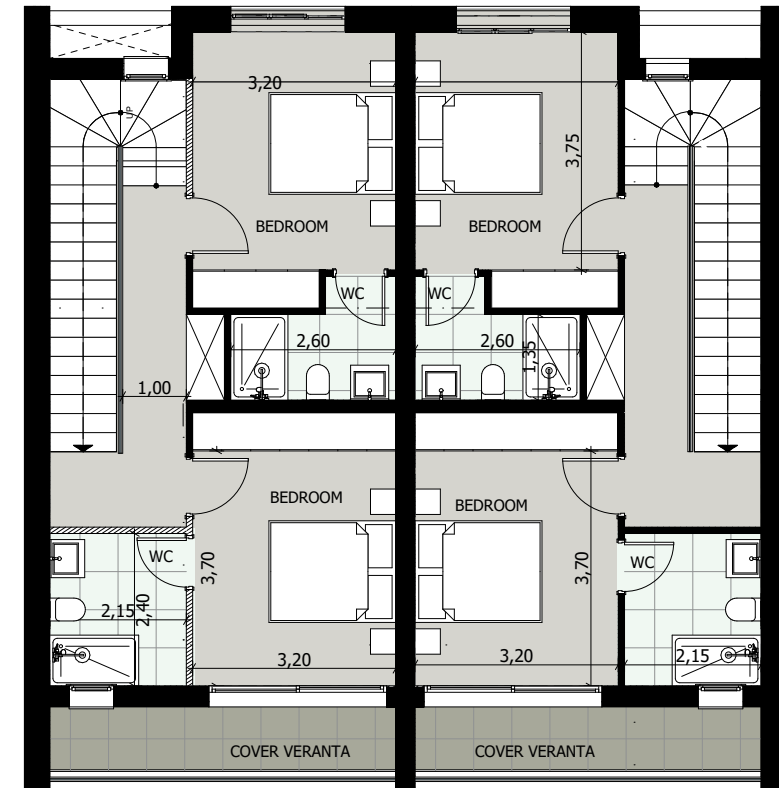
floor plans

house 4a, 4b

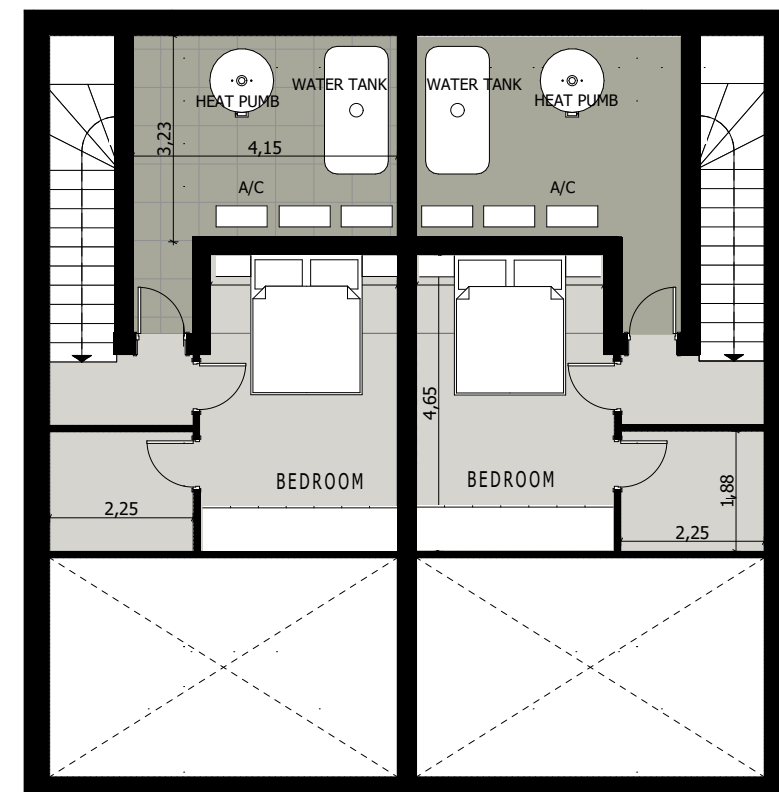
ground floor



1st floor



attic

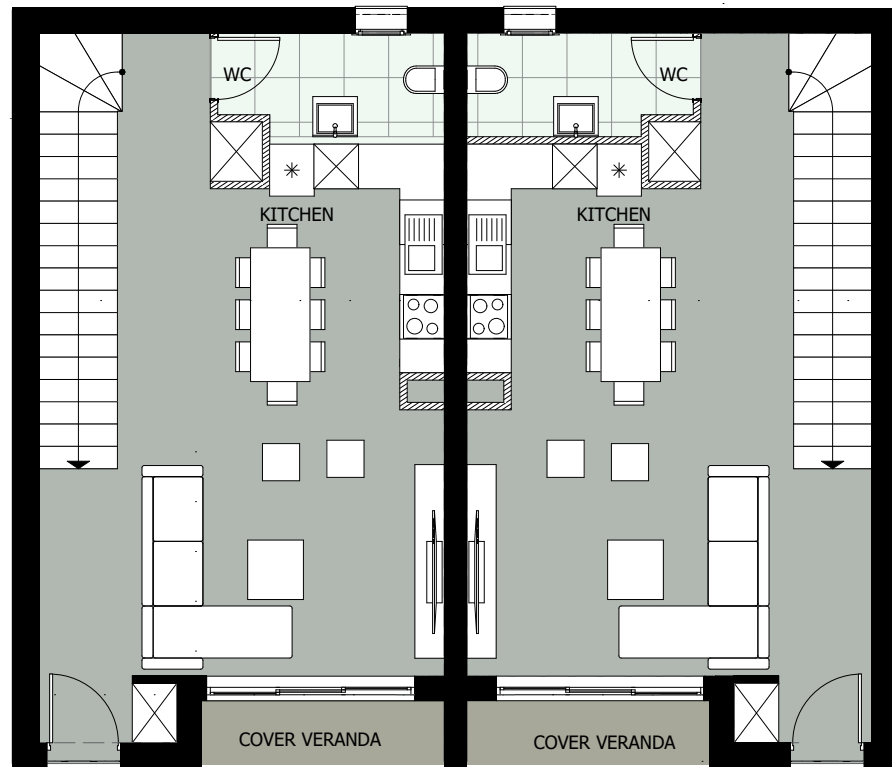


UNIT N°	TOTAL AREA M ²
house 4 a,b	398.99

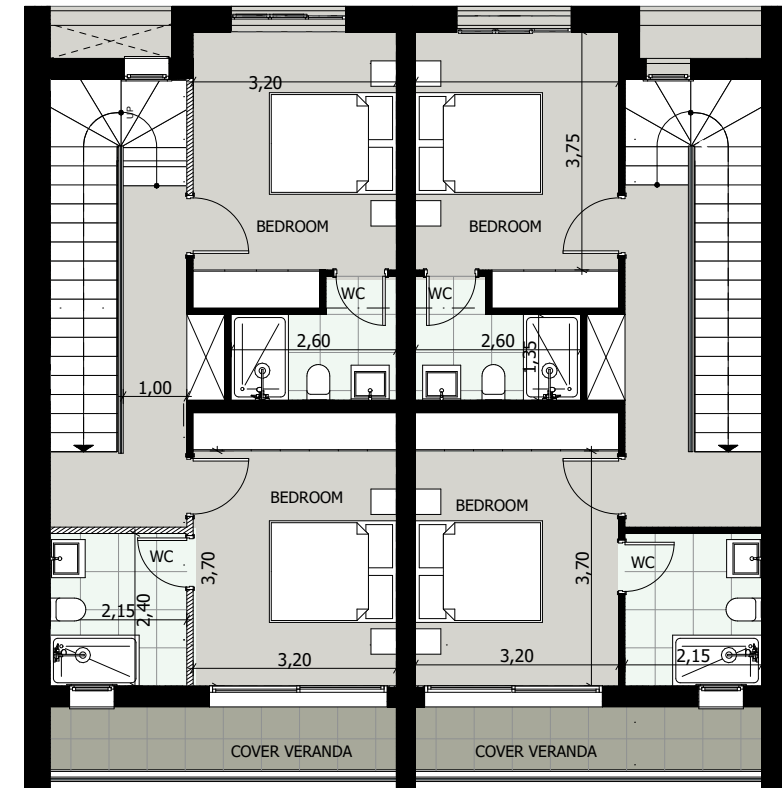
floor plans

house 5a, 5b
house 6a, 6b
house 7a, 7b

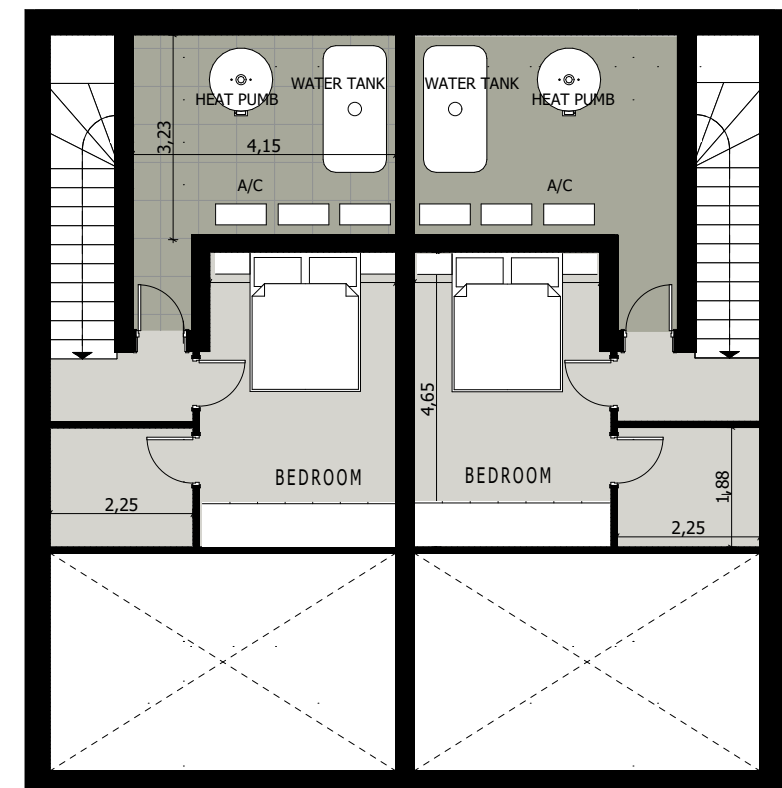
ground floor



1st floor



attic

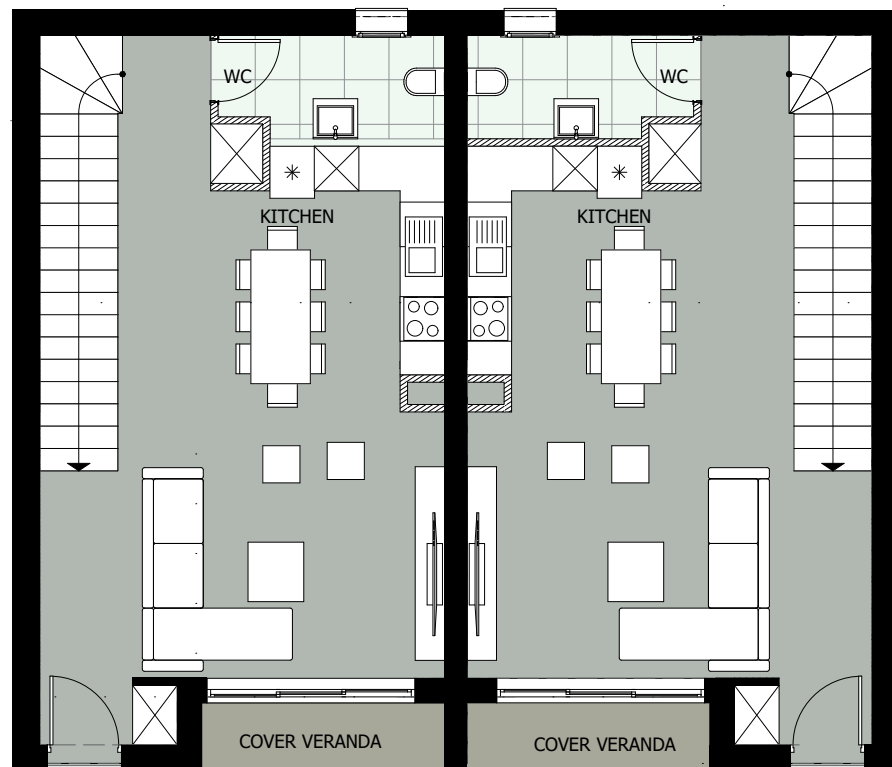


UNIT N°	TOTAL AREA M ²
house 5 a,b 6 a,b 7 a,b	402.55

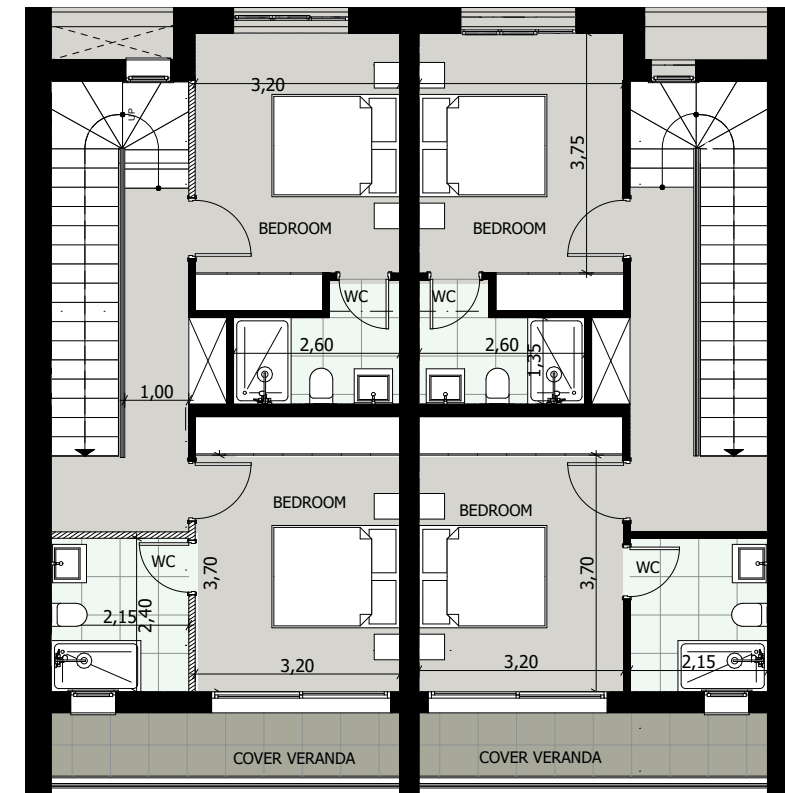
floor plans

house 8a, 8b
house 9a, 9b

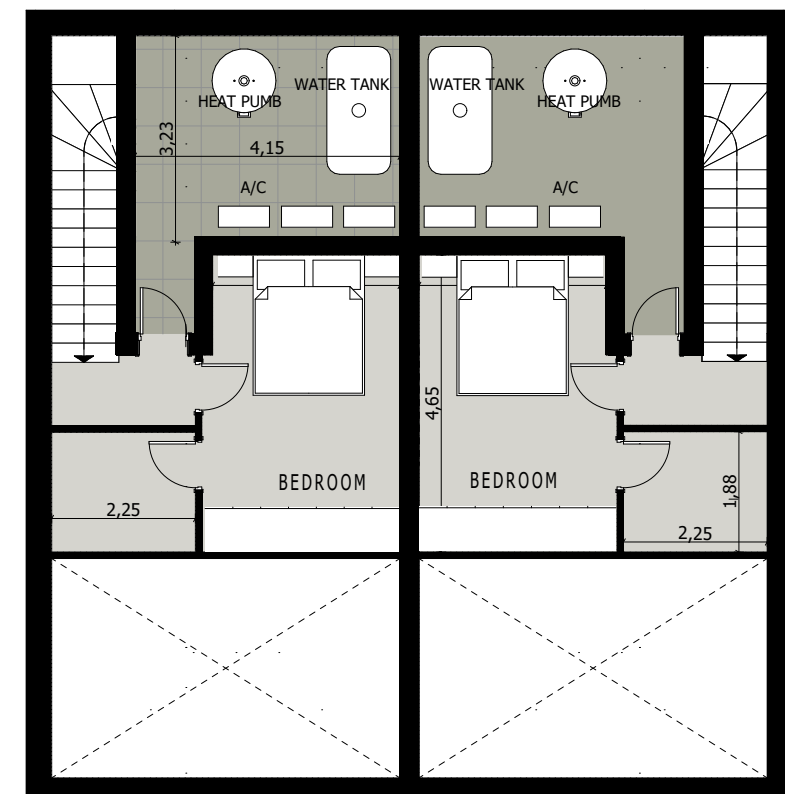
ground floor



1st floor



attic

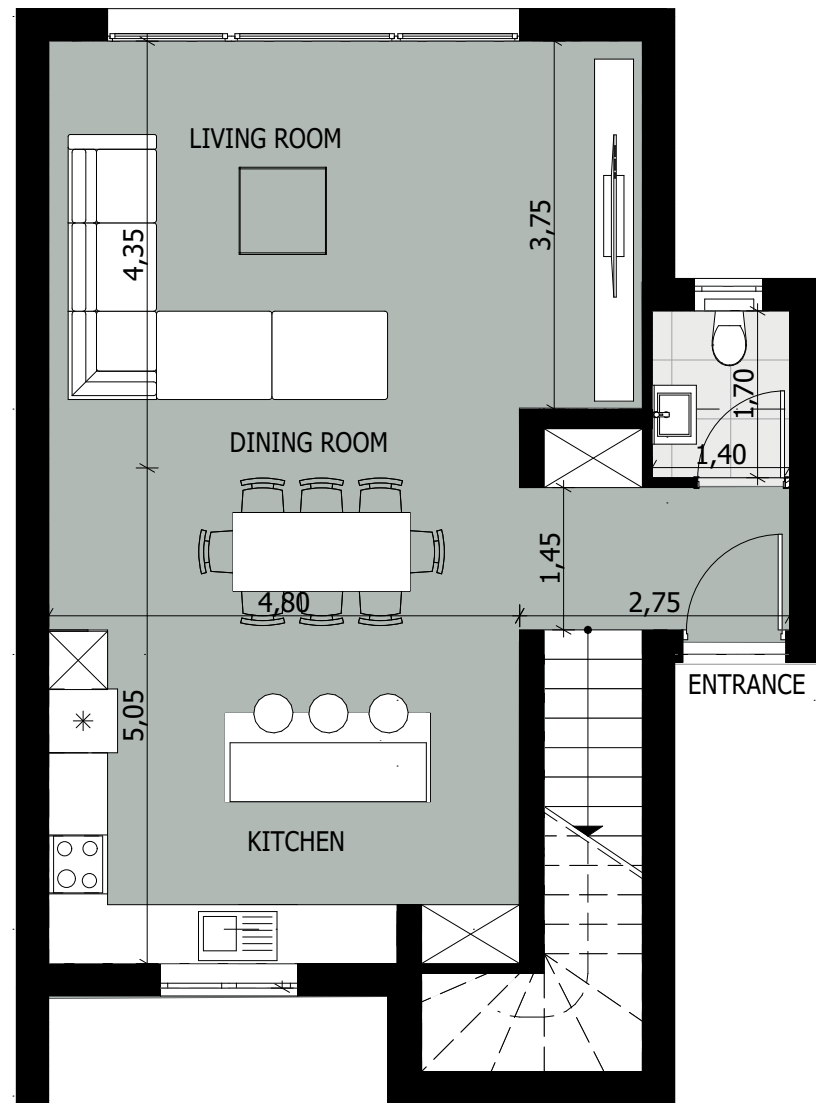


UNIT N°	TOTAL AREA M ²
house 8 a,b 9 a,b	402.93

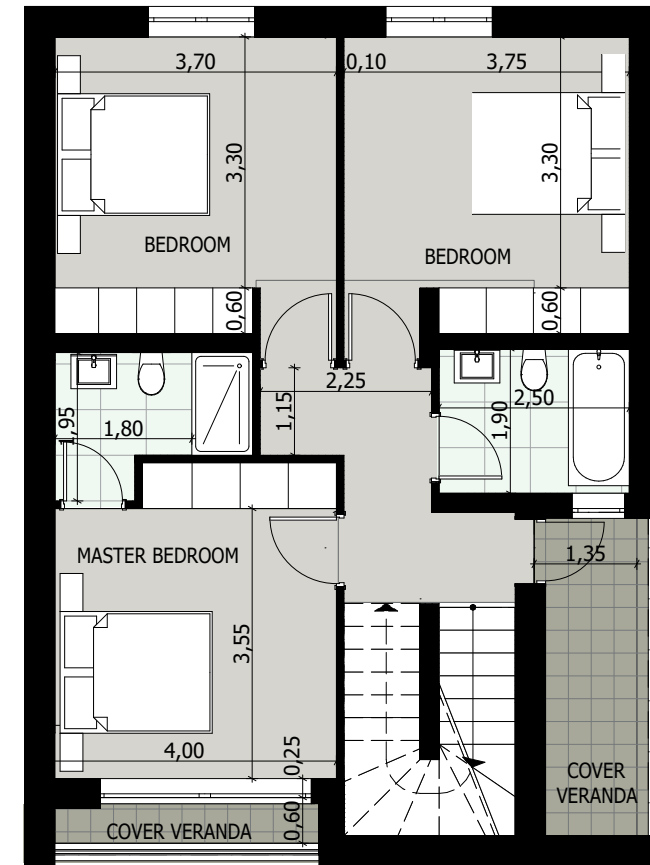
floor plans

house 10

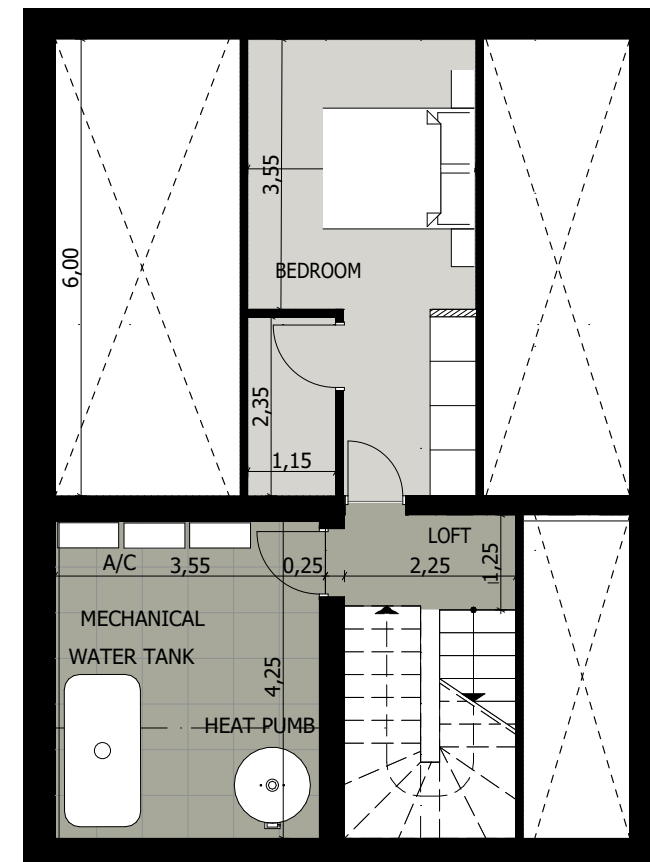
ground floor



1st floor



attic

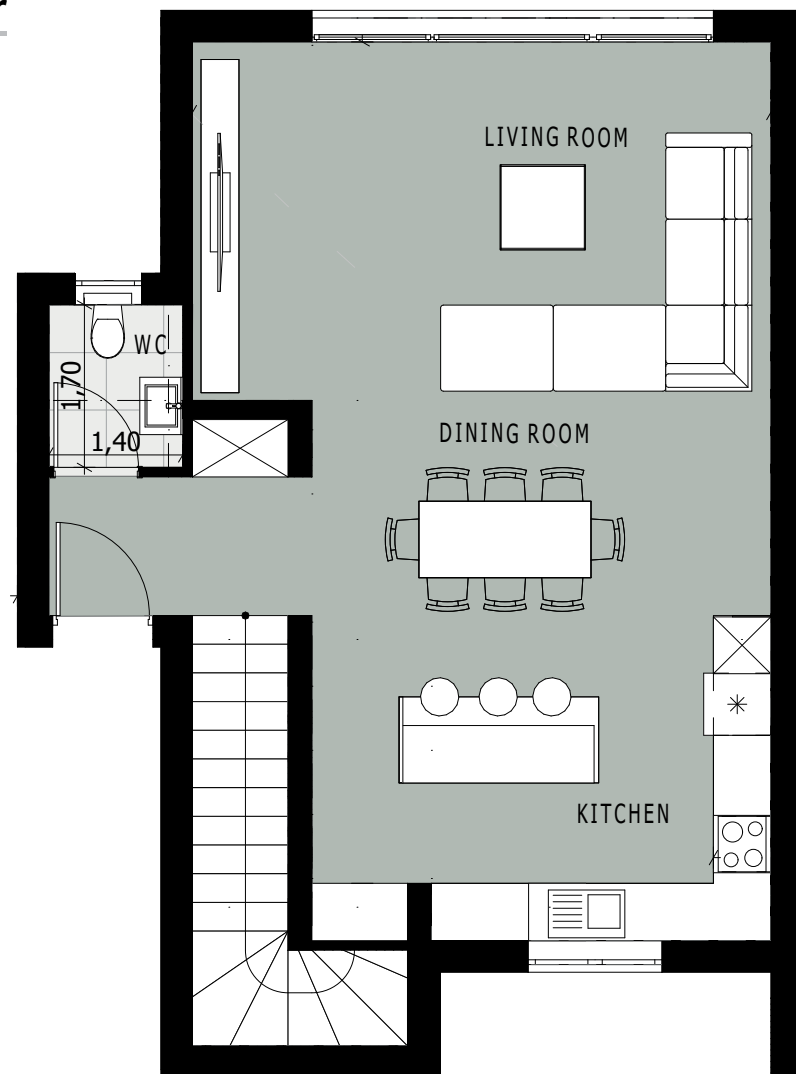


UNIT N°	TOTAL AREA M ²
house 10	564.95

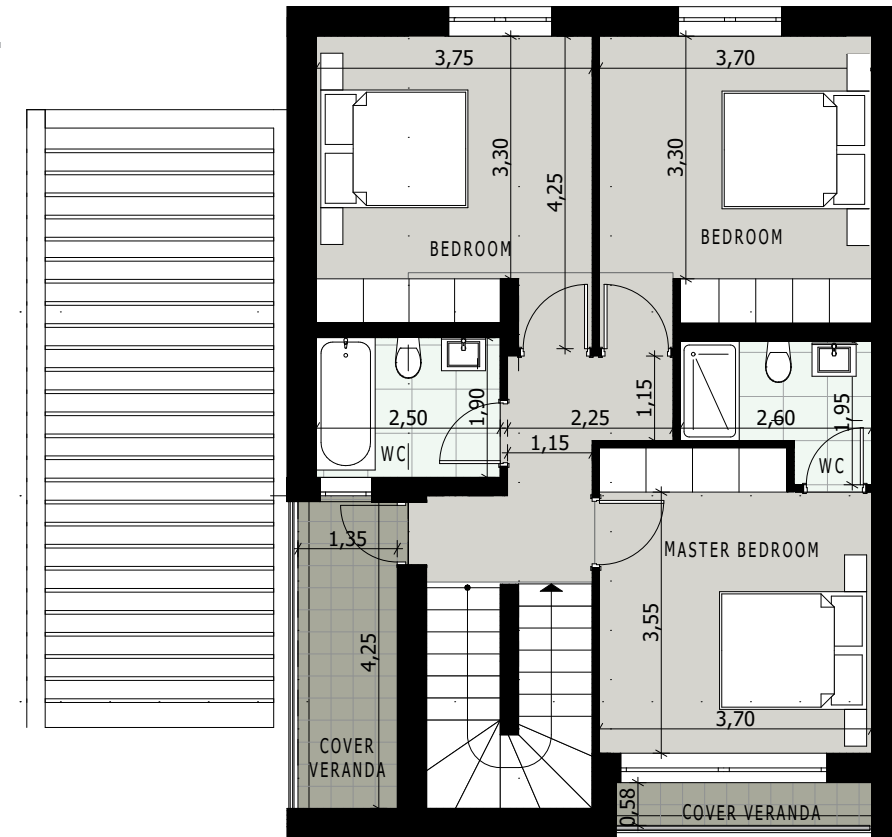
floor plans

house 11

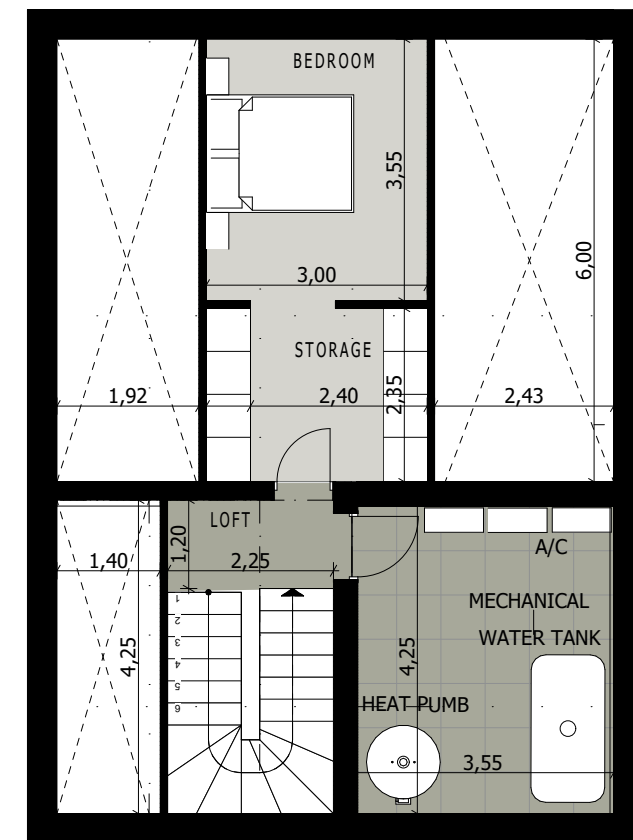
ground floor



1st floor



attic

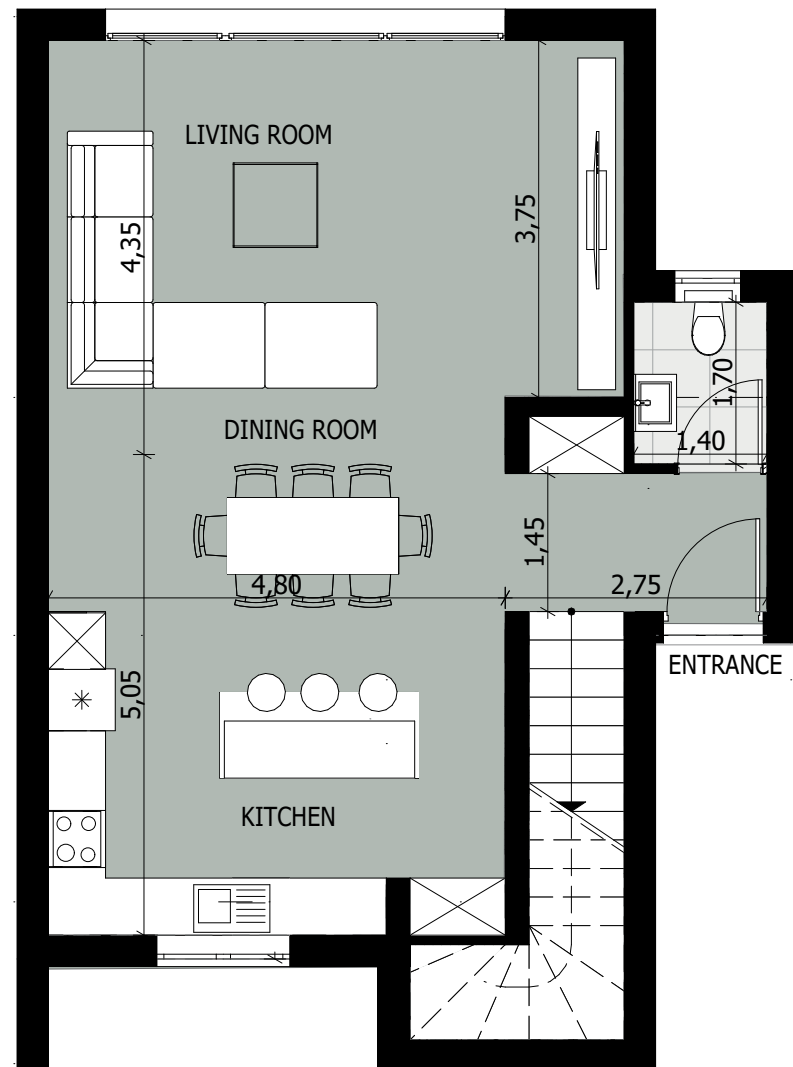


UNIT N°	TOTAL AREA M ²
house 11	607.38

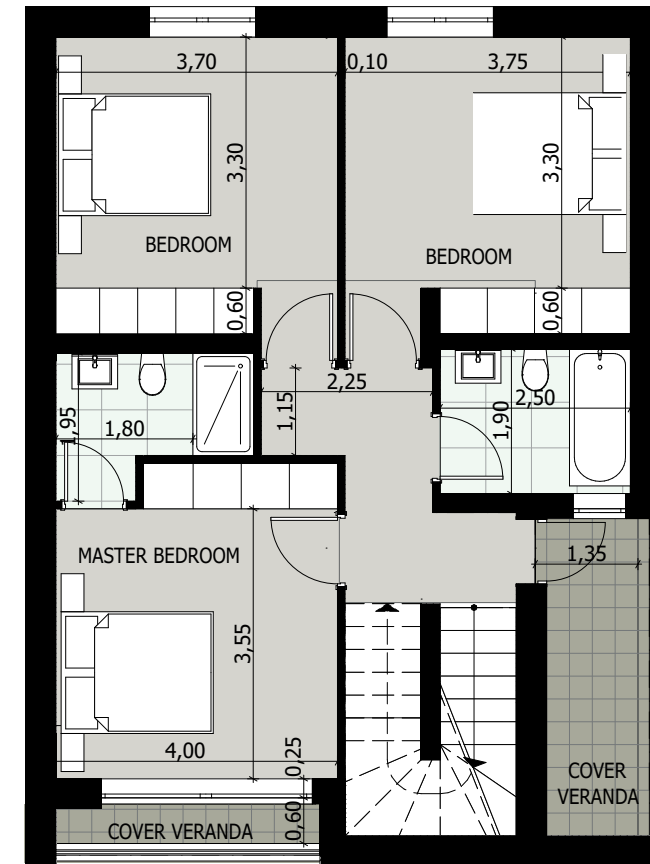
floor plans

house 12

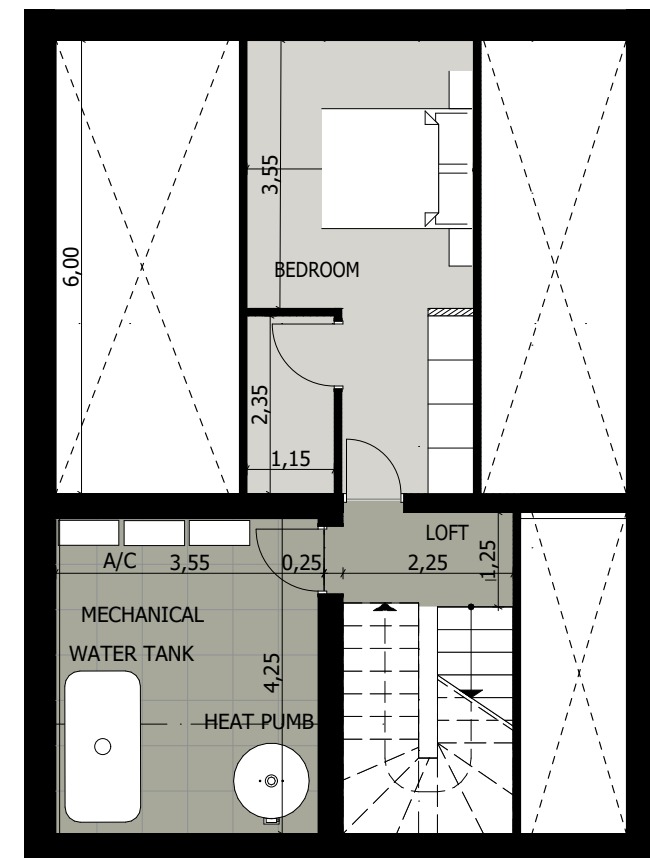
ground floor



1st floor



attic

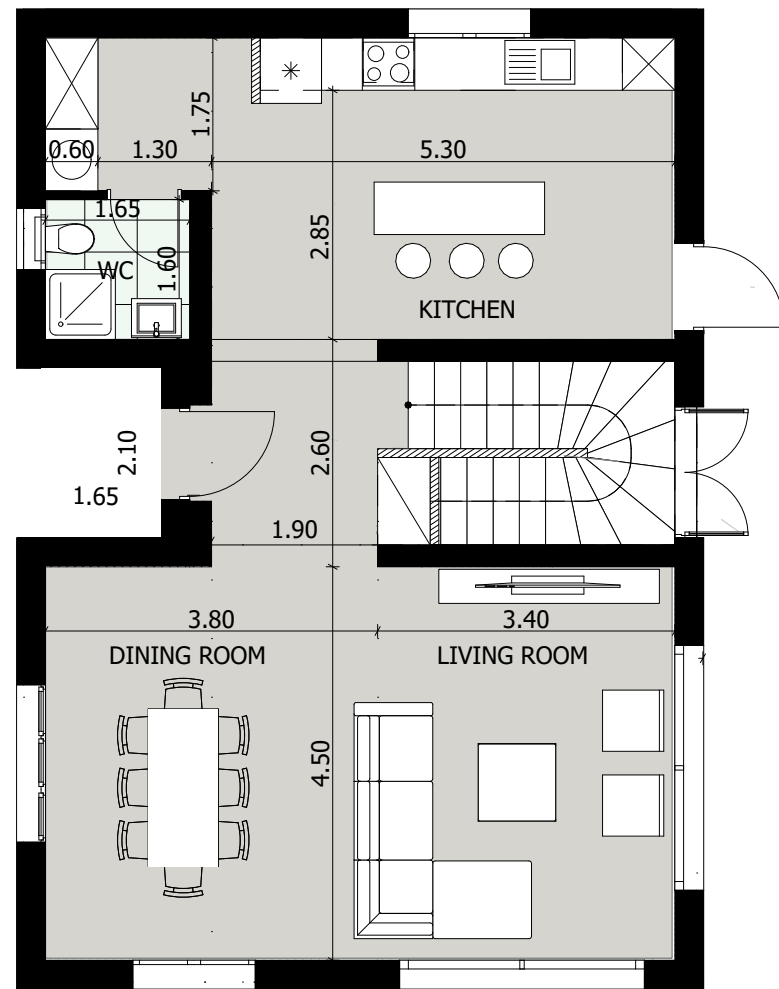


UNIT N°	TOTAL AREA M ²
house 12	589.57

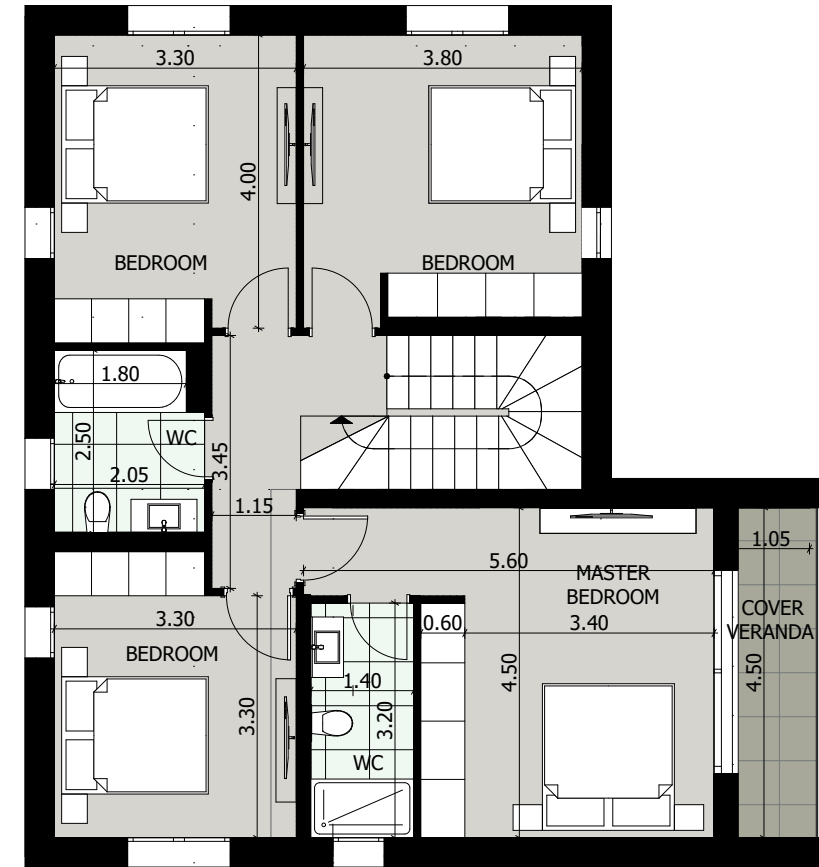
floor plans

house 13

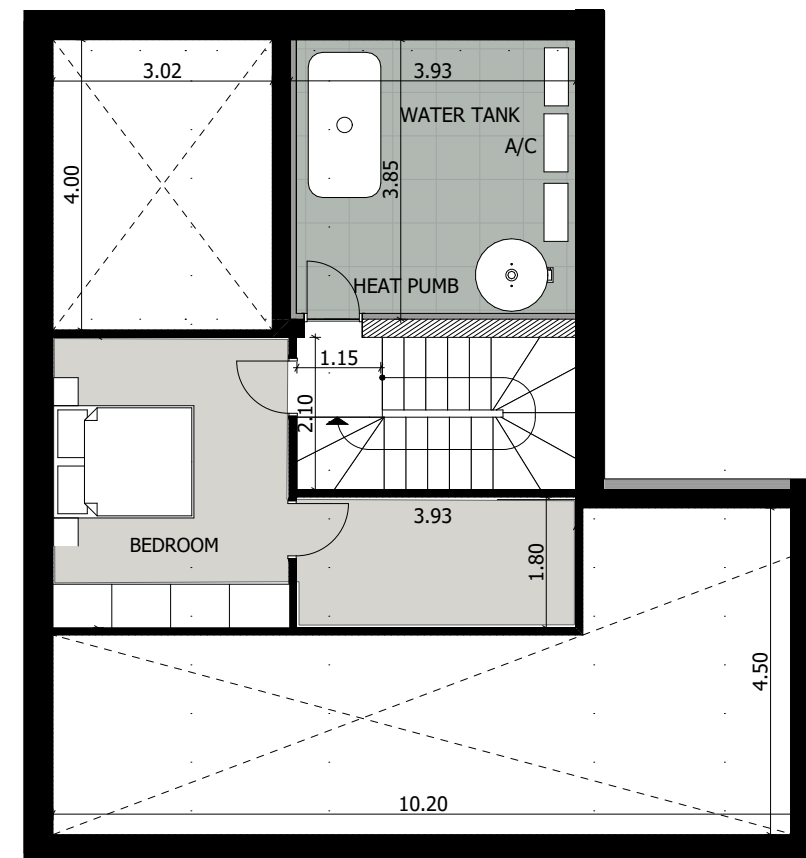
ground floor



1st floor



attic

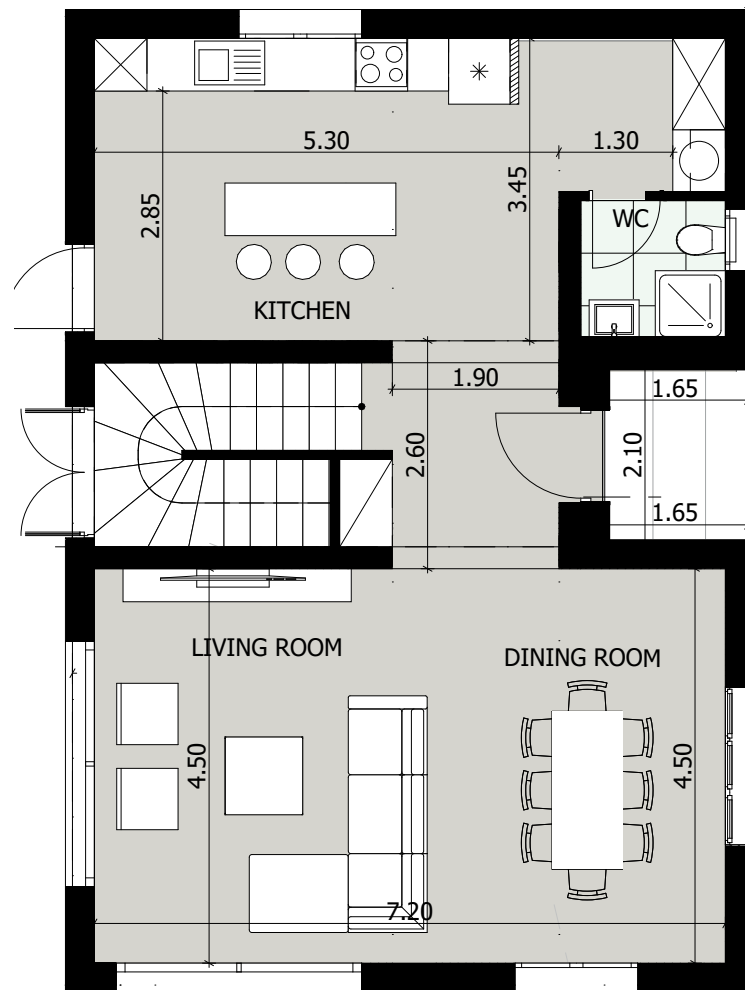


UNIT N°	TOTAL AREA M ²
house 13	770.20

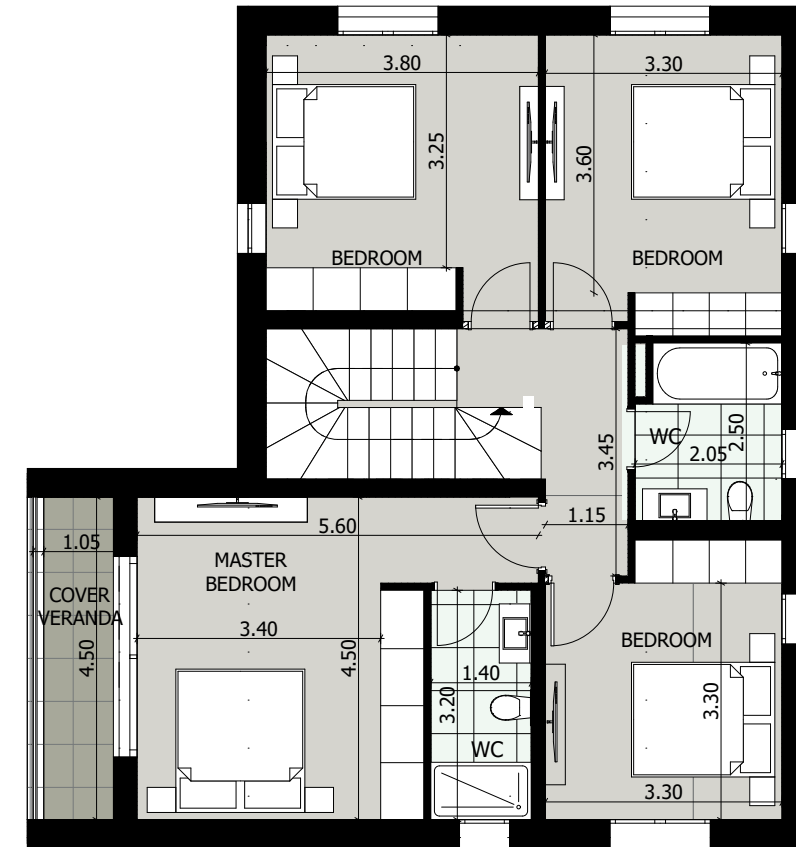
floor plans

house 14

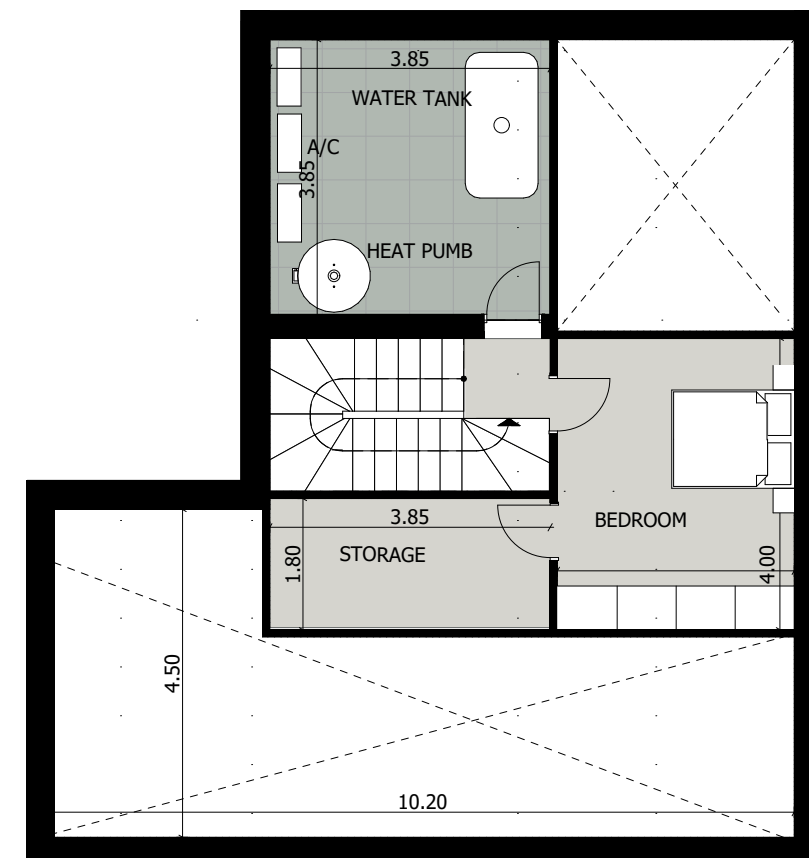
ground floor



1st floor



attic



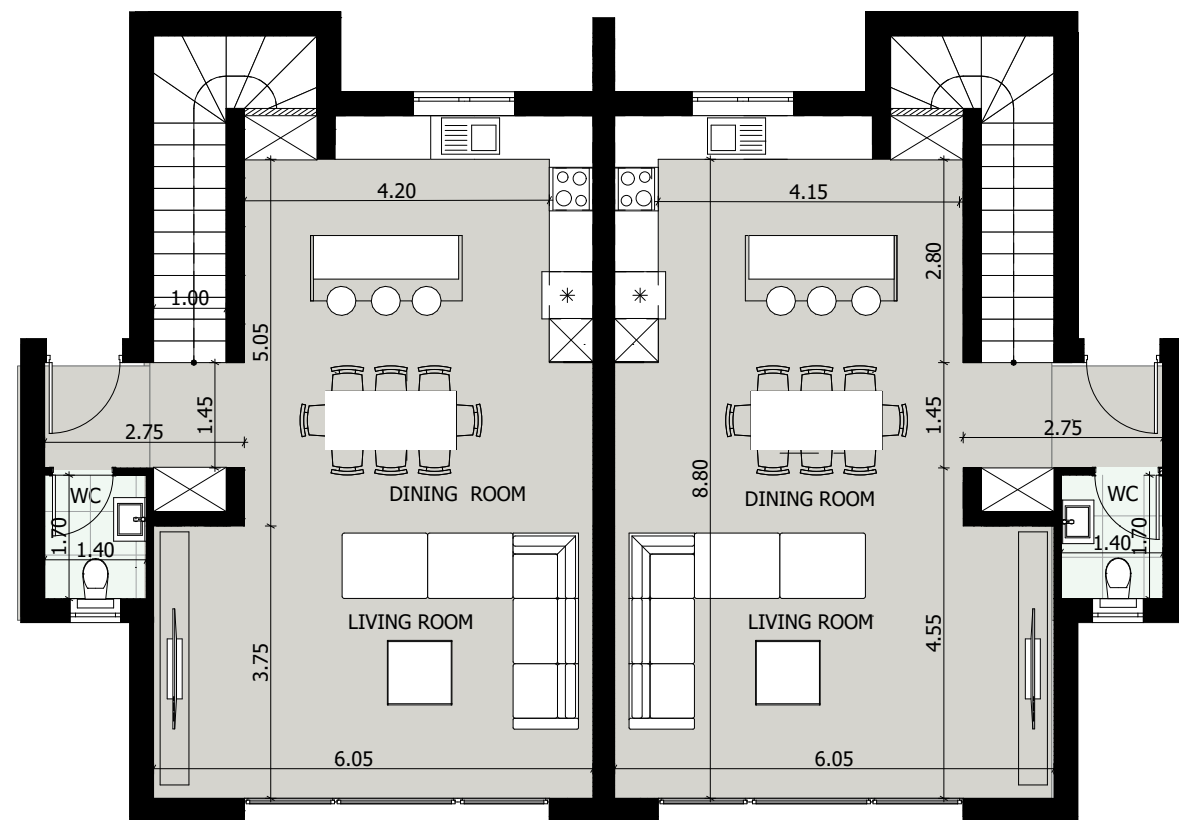
UNIT N°	TOTAL AREA M ²
house 14	812.38

floor plans

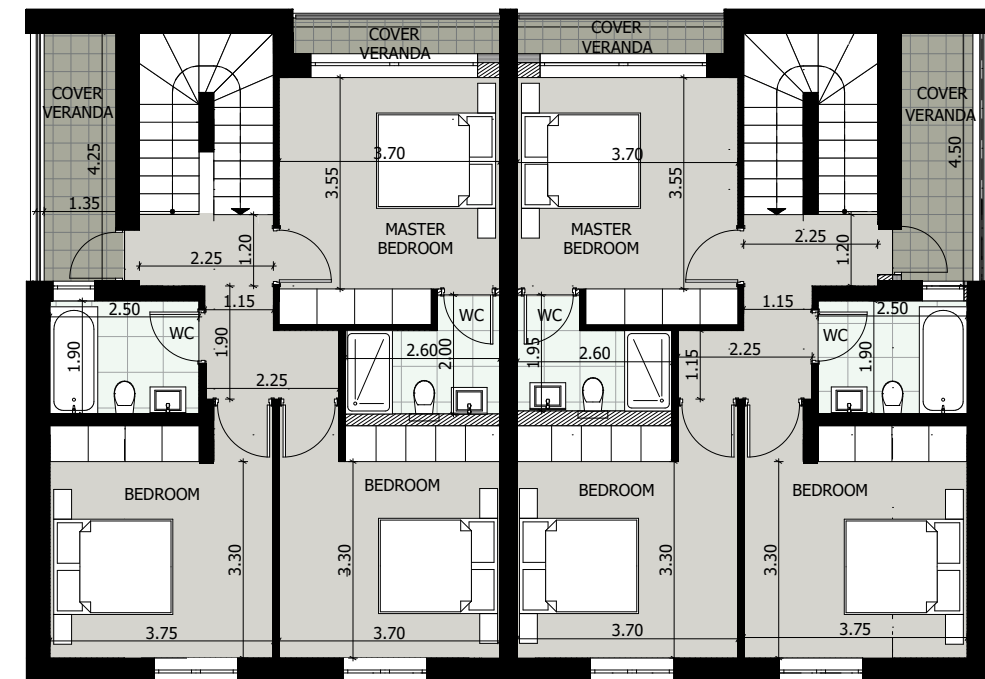
house 15a, 15b



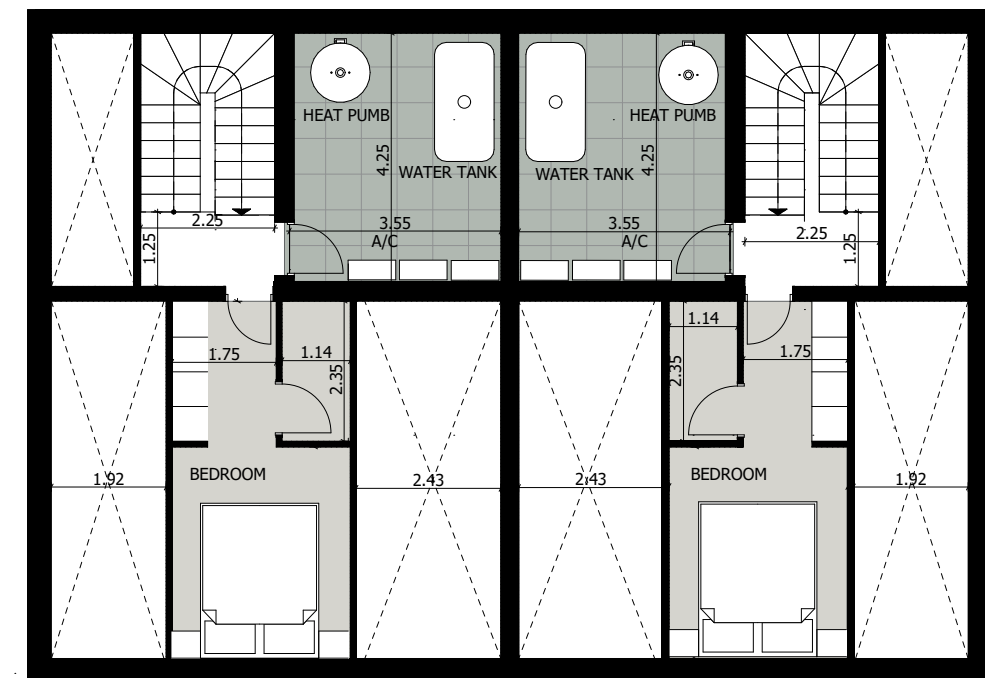
ground floor



1st floor



attic

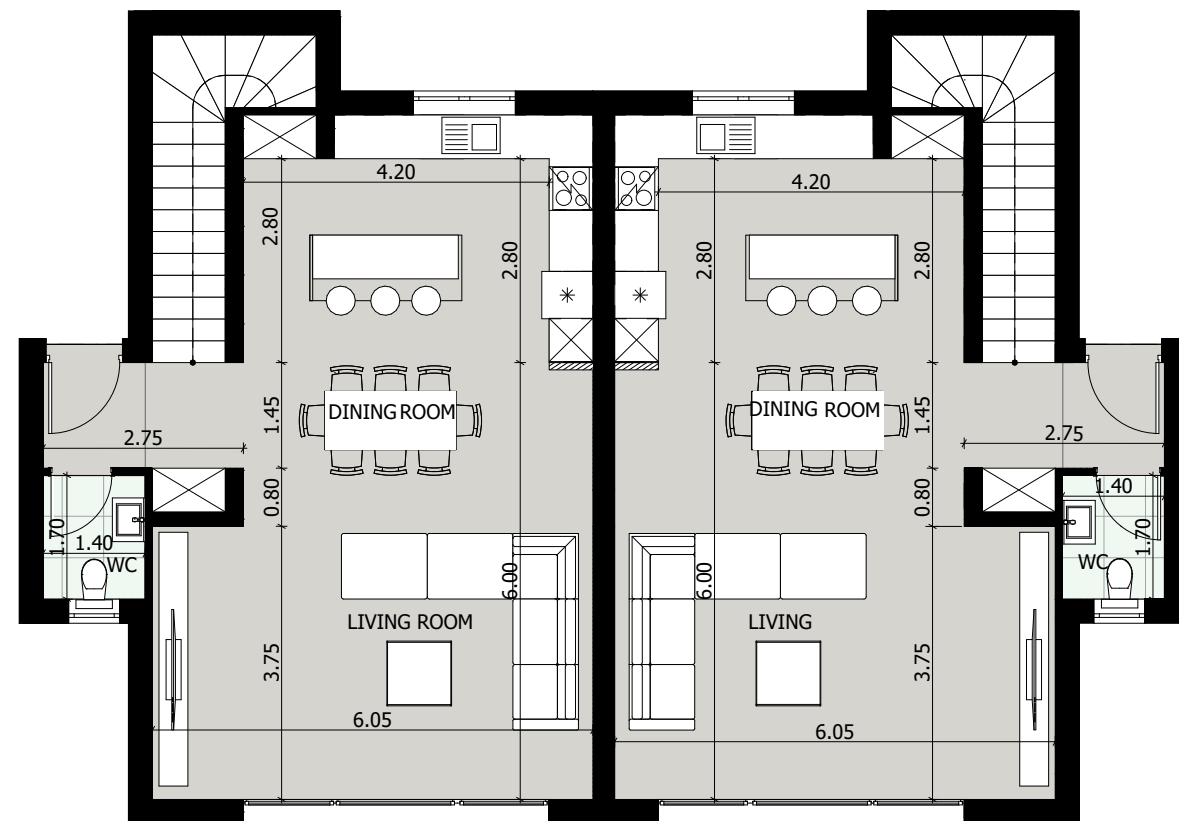


UNIT N°	TOTAL AREA M ²
house 15 a	486.77
house 15 b	511.52

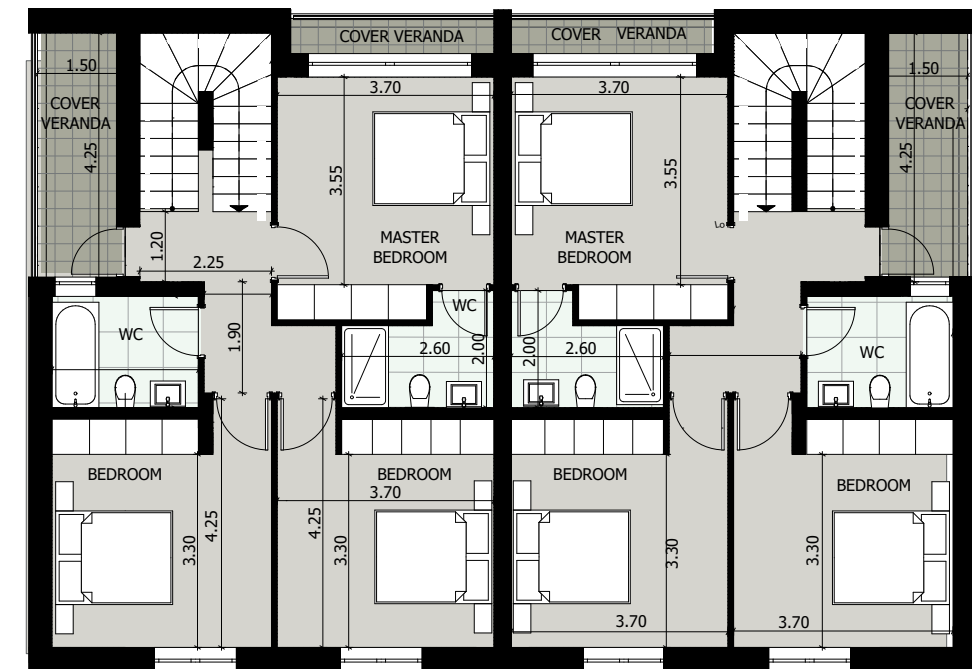
floor plans

house 16a, 16b

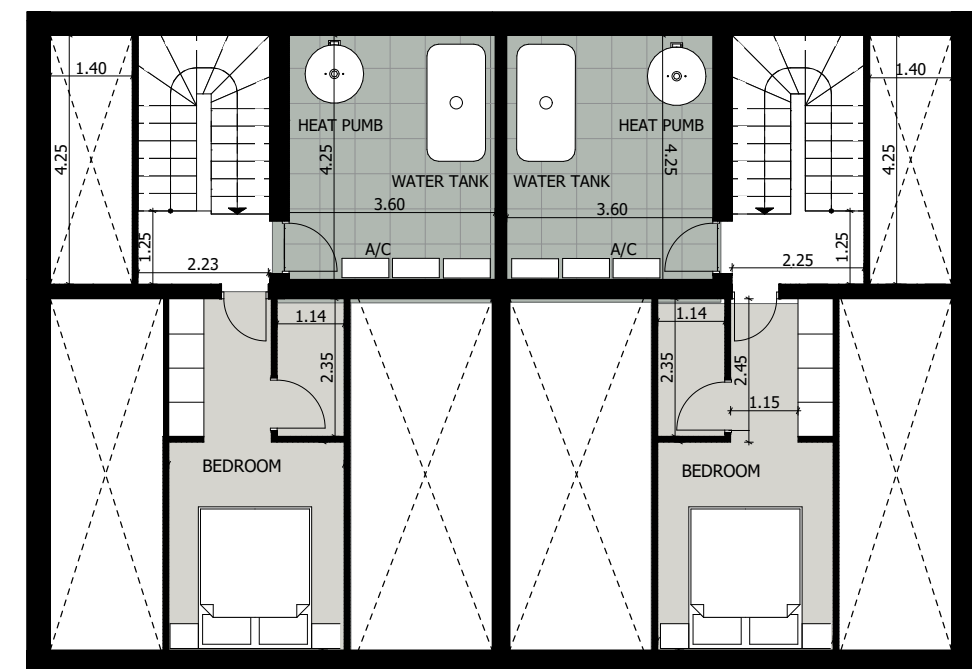
ground floor



1st floor



attic



UNIT N°	TOTAL AREA M ²
house 16 a	527.35
house 16 b	552.09

floor plans

blocks a, b, c

ground floor



floor plans

blocks a, b, c

1st floor



floor plans

blocks a, b, c

attic





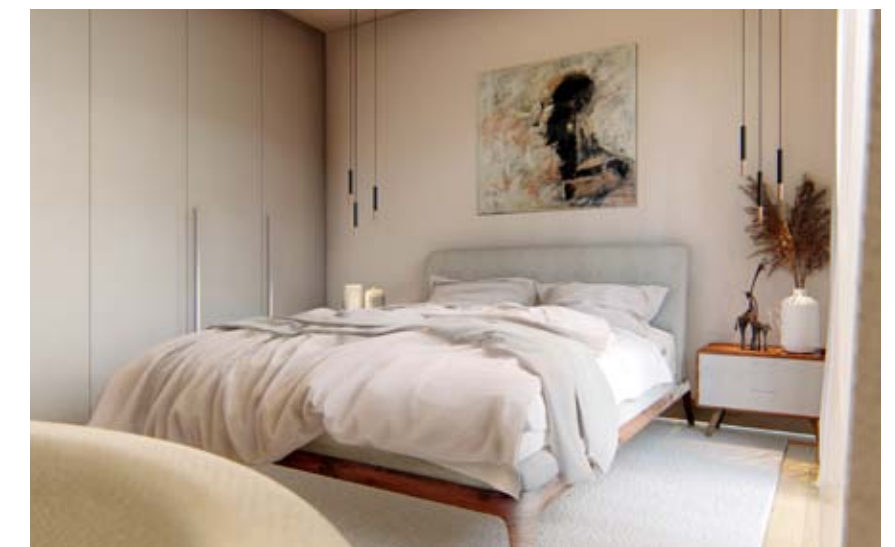
signature finishes

smart

EVERY PROPERTY IS DELIVERED WITH SIGNATURE TOP STANDARD FINISHES:

- spacious living room, kitchen, and bedrooms with fully completed finishes
- exquisite laminated parquet floors in living areas and bedrooms
- bathroom floors and walls adorned with quality ceramic tiles
- provisions for split A/C units in all rooms
- provisions for underfloor central heating for optimal comfort during colder months
- high-standard sanitary ware from European brands
- generous ceiling height of 2.80 meters for indoor living areas
- high-quality kitchen cabinets and wardrobes
- thermal aluminum window frames with double glazing
- security and fireproof entrance doors

NOTE: movable furniture, home appliances & interior items are extras



immigration opportunities

Fast Track Cyprus Permanent Residence by Investment

The Cyprus Permanent Residency Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and obtain Cyprus citizenship

1. Major advantages

- Issued within 4 months
- Life-long validity without need for renewal
- Granted to all direct family members of the applicant, including spouse and children under 25 years old
- No residency requirements other than to visit Cyprus once every two years
- Allows to have a business in Cyprus and receive shareholder dividends

2. Main terms & conditions

The applicant must proceed with an investment of min €300.000 + VAT in one of the following categories:

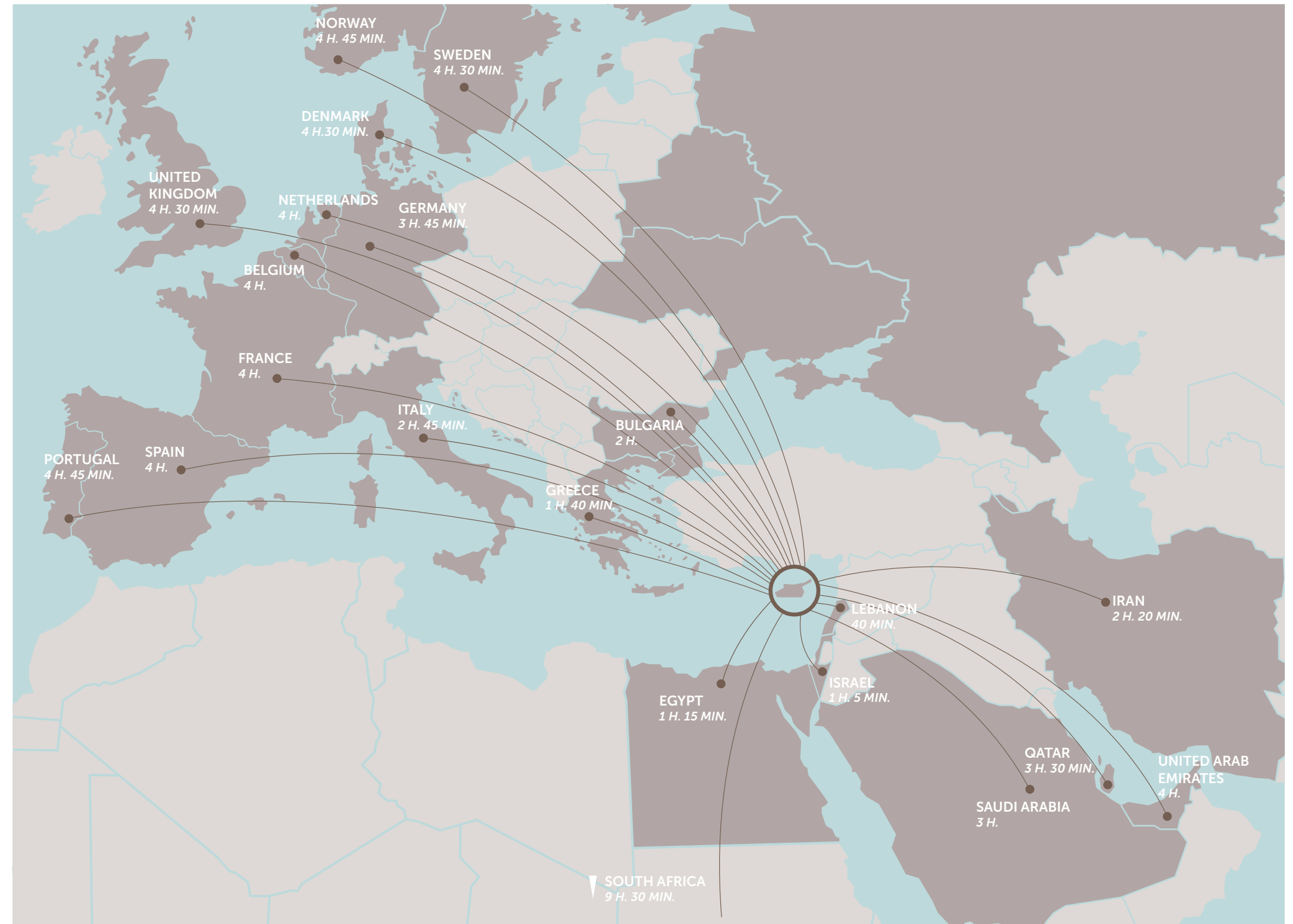
A. Investment in house/apartment of at least €300.000 + VAT from a land development company and should be the first purchase, therefore it will bear VAT. Note that the applicant may purchase up to two (2) units (apartments or houses), that are sold by land development companies (not necessarily from the same developer) for the first time.

B. Investment in other types of properties (excluding houses/apartments): such as offices, stores, hotels, or a combination of such for a total of €300.000. These types of properties can be resale.

- **Note 1:** If the investor sells or in any way, parts with his investment without its immediate replacement with another investment of the same or higher value (provided that this investment also fulfills the requirement above) then a procedure for removal of the Permit will commence.

- **Note 2:** At the time of submission of the application, €300.000 (excluding the VAT) must be transferred in settlement of the property and the contract of sale must be registered at the Land Registry Office.

- **Note 3:** Evidence must be provided that funds are coming from abroad and are not the product of internal lending (i.e. from CY bank). If the applicant invests in a residential property, his income must be entirely from abroad. If the applicant chooses to invest in 2(B), his total income or part of it may also arise from sources originating from activities within the Republic, provided that it is taxable in the Republic.



notes

A series of horizontal dotted lines for writing notes, spanning the width of the page.

**YOUR PERSONAL
PROPERTY CONSULTANT**

A rectangular dotted-line box intended for a signature or stamp.

