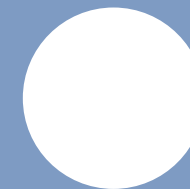




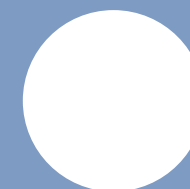
haven



bbf:



your very own haven



:haven

Welcome to an elegant and sophisticated living experience in the heart of Palodia, Limassol

This exclusive gated complex redefines luxury with its carefully designed selection of three- and five-bedroom villas. Crafted by a leading London architect, the villas feature modern,



Crafted by a leading London architect

clean lines that blend contemporary style with timeless charm, offering an exceptional standard of living in a serene suburban setting.



major benefits

- **exclusive gated community:**
defined by privacy and a serene setting, featuring a dedicated children's playground.
- **proximity to top schools:**
located near prestigious international schools like the Heritage and the Island.
- **elegant architectural design:**
created by a leading London architect, blending modern style with timeless appeal.
- **modern comfort:**
three-bedroom villas come with smart finishes, while five-bedroom villas include the upgraded smart+ finishes package.
- **distinct villa selection:**
two types of floor plans for three-bedroom villas or the expansive five-bedroom option.
- **access to nature:**
just 20 minutes from mountain villages and Troodos for year-round outdoor activities.
- **prestigious location:**
thoughtfully equipped with provisions for underfloor heating, elevating your living experience with modern comfort solutions.
- **clubhouse:**
with a pool and gym just steps from your front door.



:location

Palodia offers more than luxury living

—it's surrounded by rolling hills and lush landscapes, making it a scenic retreat. The suburb is quickly becoming an educational hub, with top international schools like The Heritage and The Island nearby, and the new University of Limassol expanding opportunities. Just 20 minutes away, you can explore picturesque mountain villages and the Troodos ski resort, offering year-round outdoor adventures. Palodia is the perfect balance of natural beauty and educational convenience.



• exterior

Proximity to premier international schools, conveniently located just around the corner



◉ exterior



**Functional floor plans that
balance elegance and
practicality**



◉ exterior



**A 20-minute drive to Troodos
ski resort and charming
mountain villages**



*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.

clubhouse

**Life at Haven
means having it
all just outside
your door**

– whether it's a refreshing swim to start your day or a quick workout to unwind, our multifunctional complex lets you enjoy it all without ever leaving home.



*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.

choice of properties



houses

UNIT N°	TYPE OF HOUSE	PROPERTY TYPE	BED-ROOMS	BATH-ROOMS	NO OF PARK SPACES	INDOOR AREA M²	COV. VERANDA M²	GARAGE AREA M²	UNCOV. VERANDA M²	PRIVATE SWIM-MING POOL	PLOT AREA M²	SELL-ABLE AREA	TOTAL AREA
1	B	House	3	3	4	143	25	17	17.60		517.90	168	203
2	A	House	3	3	2	148	18	17	7.80		385.20	166	191
3	B	House	3	3	2	143	25	17	17.60		312.50	168	203
4	A	House	3	3	2	148	18	17	7.80		291.10	166	191
5	B	House	3	3	2	143	25	17	17.60		293.90	168	203
6	A	House	3	3	2	148	18	17	7.80		281.20	166	191
7	B	House	3	3	2	143	25	17	17.60		284.50	168	203
8	A	House	3	3	2	148	18	17	7.80		271.20	166	191
9	B	House	3	3	2	143	25	17	17.60		275.20	168	203
10	A	House	3	3	2	148	18	17	7.80		261.30	166	191
11	B	House	3	3	2	143	25	17	17.60		266.90	168	203
12	A	House	3	3	2	148	18	17	7.80		251.30	166	191
13	B	House	3	3	2	143	25	17	17.60		257.50	168	203
14	A	House	3	3	2	148	18	17	7.80		241.40	166	191
16	A	House	3	3	2	148	18	17	7.80		231.50	166	191
17	B	House	3	3	2	143	25	17	17.60		238.50	168	203
18	A	House	3	3	2	148	18	17	7.80		221.50	166	191
19	B	House	3	3	2	143	25	17	17.60		255.00	168	203
20	A	House	3	3	2	148	18	17	7.80		220.10	166	191
21	B	House	3	3	2	143	25	17	17.60		235.40	168	203
22	C	House	5	3	2	211	19	39			545.00	230	269
23	B	House	3	3	2	143	25	17	17.60		235.40	168	203
24	C	House	5	3	2	212	25	39			551.80	237	276
25	B	House	3	3	2	143	25	17	17.60		235.40	168	203
26	B	House	3	3	2	143	25	17	16.30	optional	361.60	168	201
27	B	House	3	3	2	143	25	17	16.30		455.70	168	201

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

• masterplan

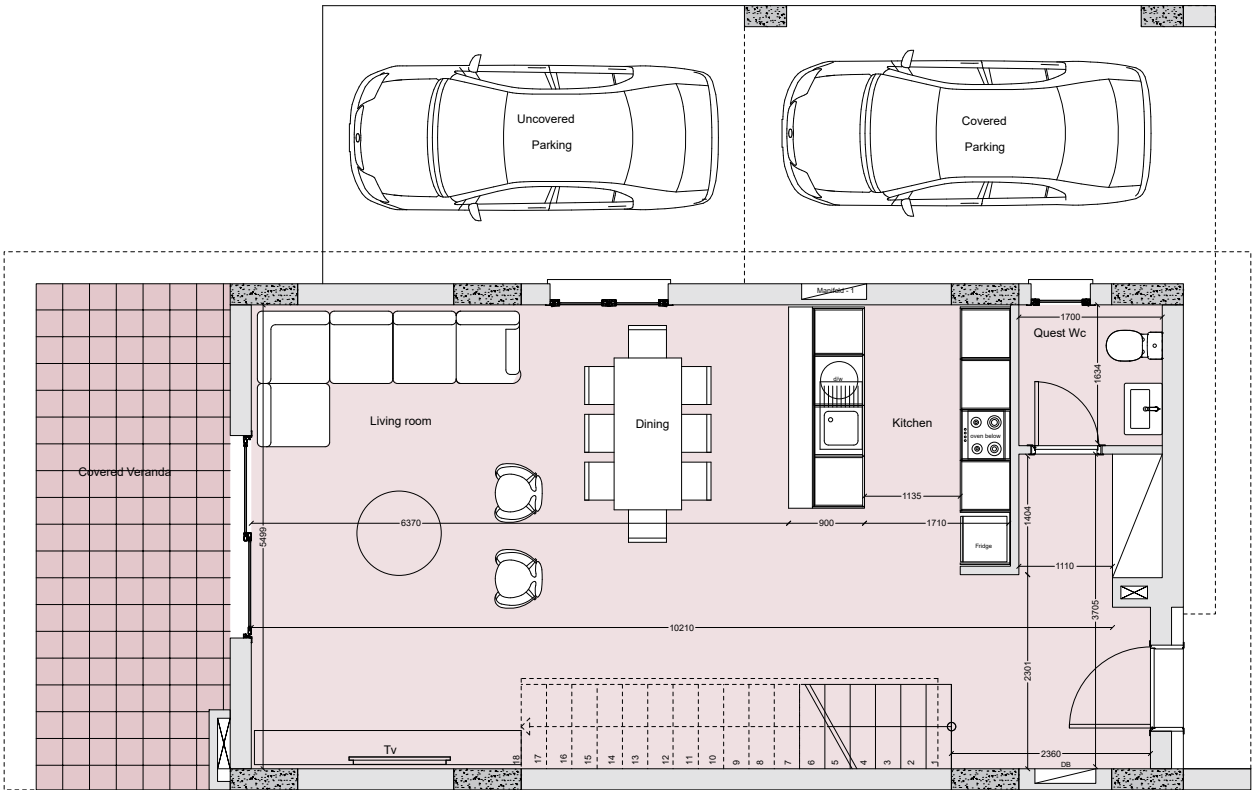


• floor plans

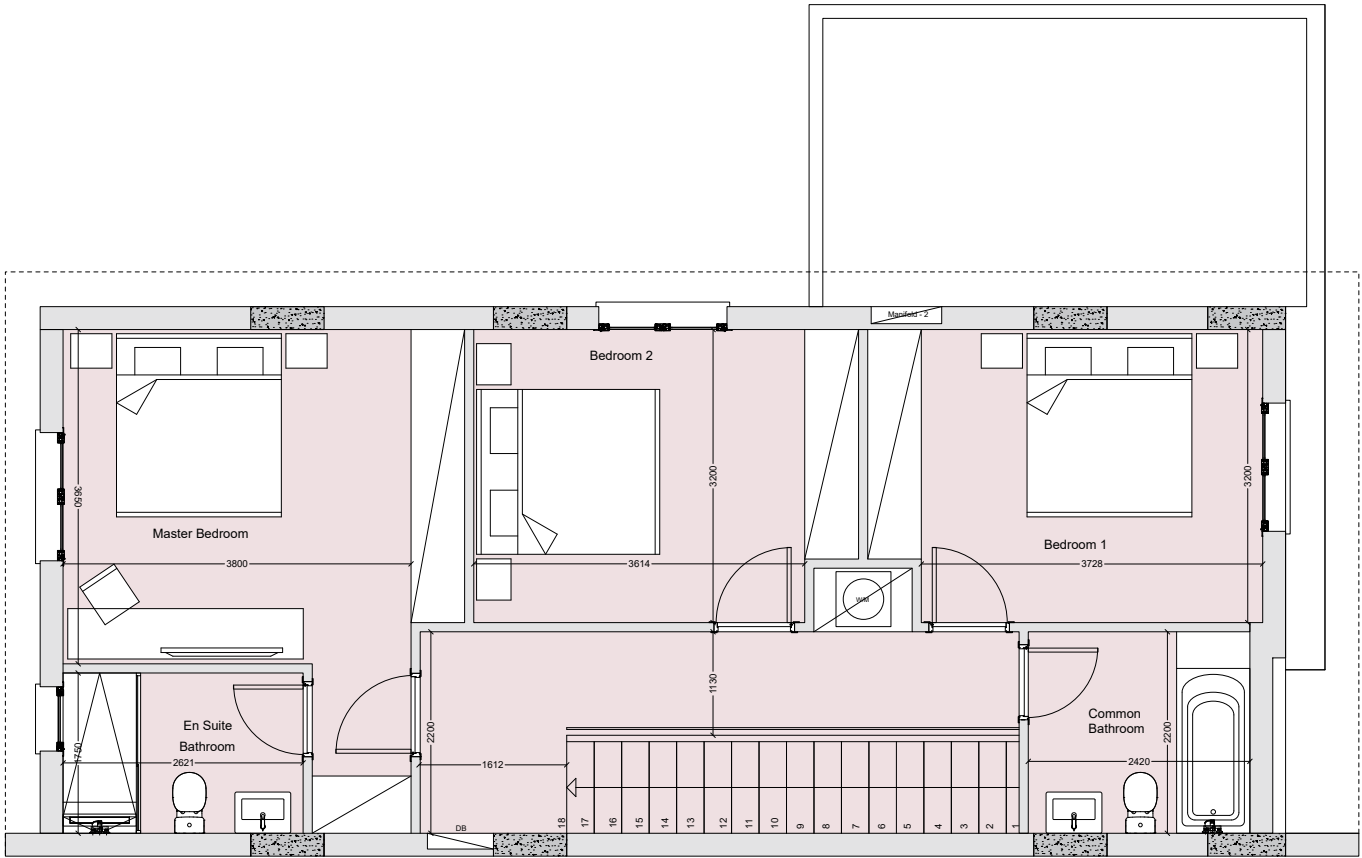
house type a



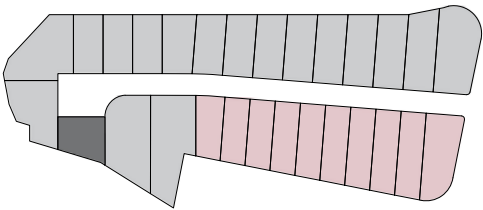
ground floor



1st floor



UNIT N°	TOTAL AREA M²
2	191
4	191
6	191
8	191
10	191



UNIT N°	TOTAL AREA M²
12	191
14	191
16	191
18	191
20	191

floor plans

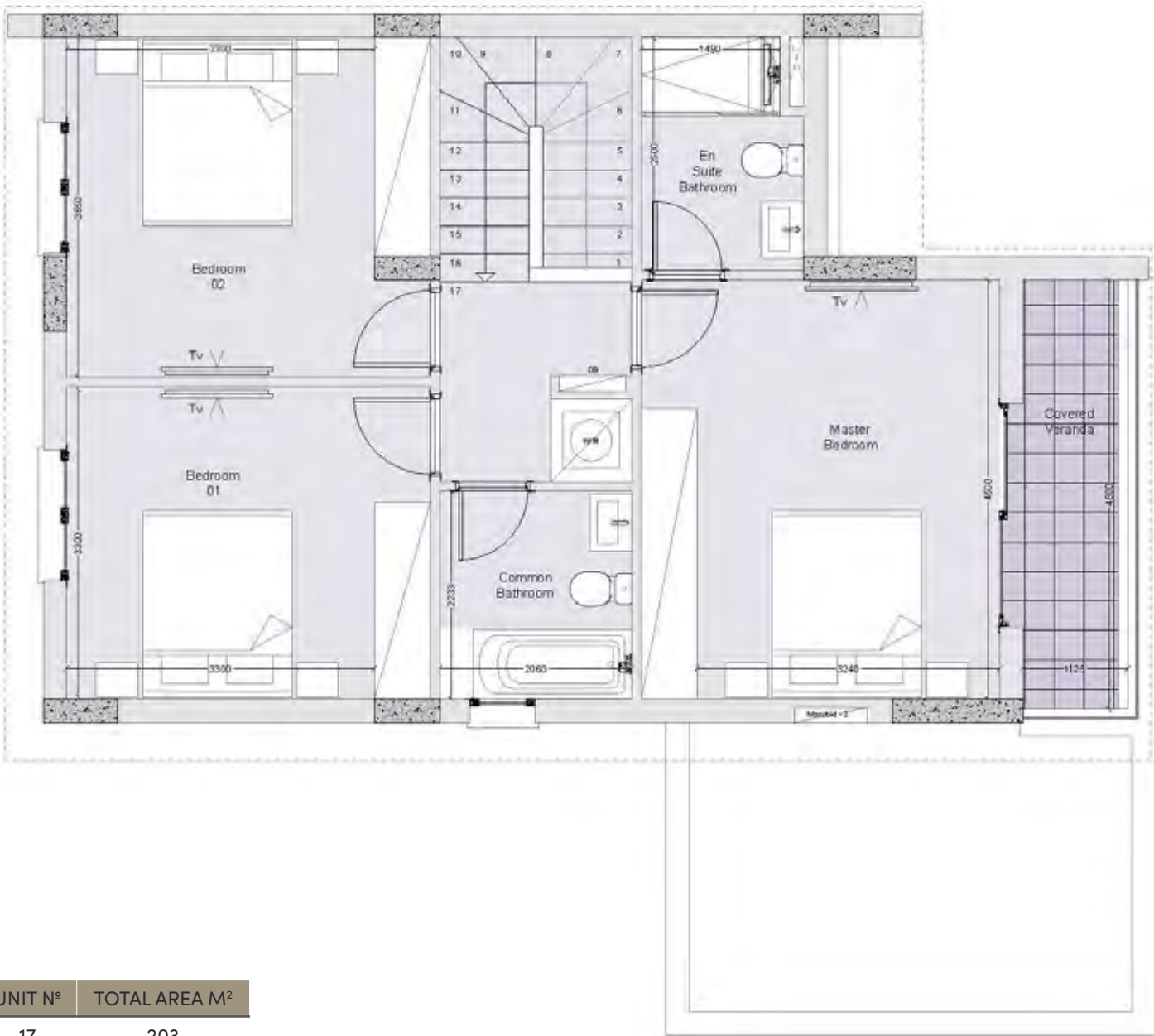
house type b



ground floor



1st floor



UNIT N°	TOTAL AREA M²
1	203
3	203
5	203
7	203
9	203
11	203
13	203

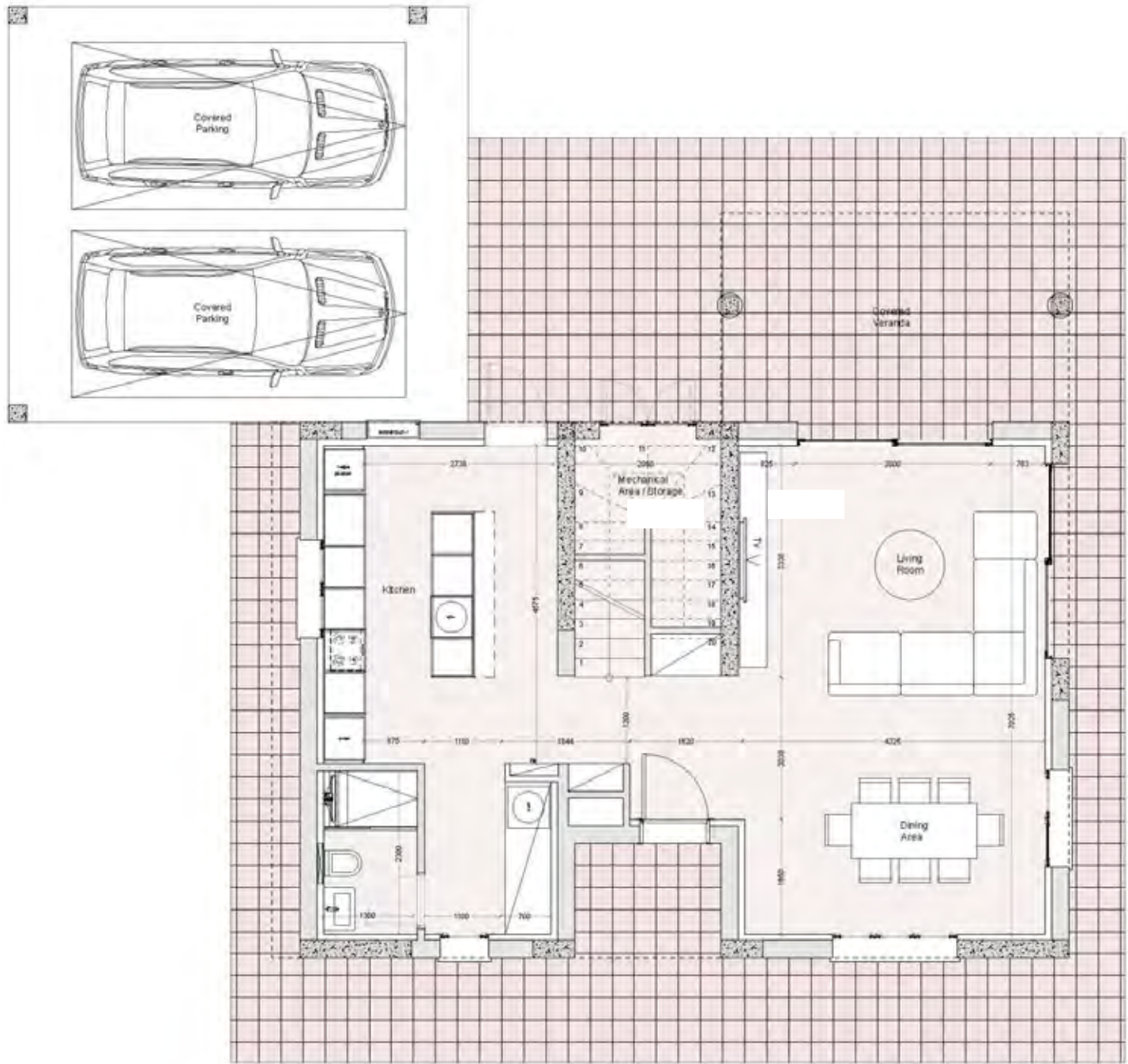


UNIT N°	TOTAL AREA M²
17	203
19	203
21	203
23	203
25	203
26	201
27	201

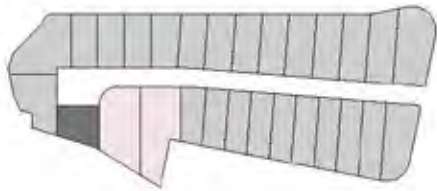
• floor plans

house type c

ground floor



Ground Floor Plan



UNIT N°	TOTAL AREA M²
22	269
24	276

1st floor



loft





•signature finishes bbf: smart

Three-bedroom villas are delivered with signature smart finishes:

- Spacious living room, kitchen, and bedrooms with fully completed finishes;
- High-quality ceramic tile floors in living areas and bedrooms;
- Bathroom floors and walls adorned with quality ceramic tiles;
- Provisions for split A/C units in all rooms
- High-standard sanitary ware;
- Generous ceiling height of 2.70 meters for indoor living areas;
- High-quality melamine 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.





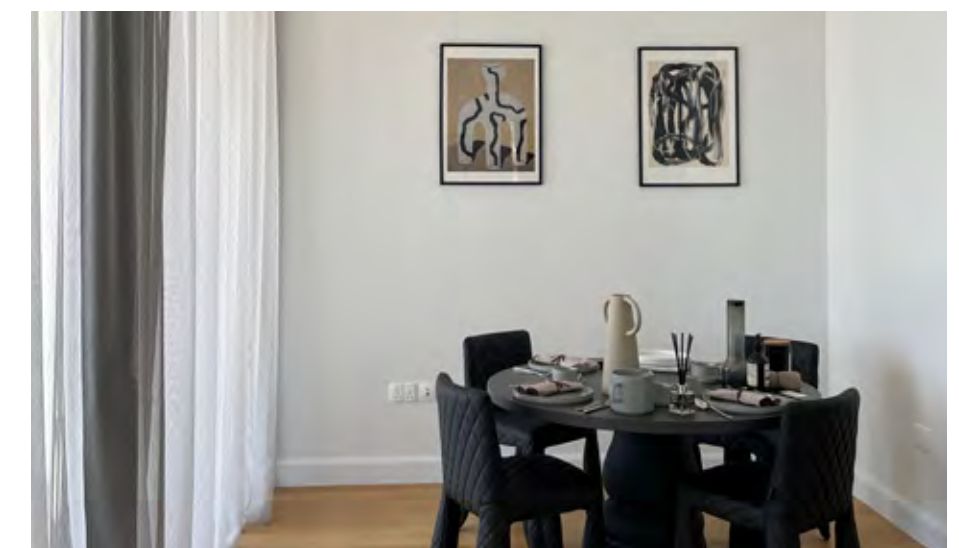
:signature finishes

bbf:smart +

Five-bedroom villas are delivered with signature smart+ 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.



bbf: Head office

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