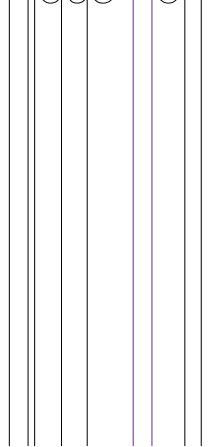
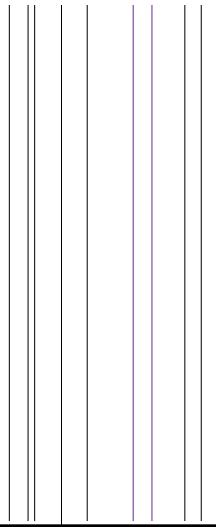


Melford

Unique homes



unique homes, your pride and joy



Unique Homes lifestyle

Melford Unique Homes is an exclusive project, reserved for those who are determined to make the dream of stylish urban living come true.

Here is where the fantasy of a central and yet quiet and private location in Limassol turns into reality, for you to enjoy for a lifetime.





what you can expect

Unique by name and nature, this project of only three villas will satisfy an uncompromising demand for high-end homes in terms of design, architecture, construction and finish.

Each 4-bedroom villa embraces every aspect of luxurious contemporary comfort within generous dimensions that defy the limited standards of today's urban construction. Indeed, the exceptional combination of location, size and quality delivers a residence that is all but impossible to match in Limassol; a common dream, but a rare opportunity.



The look of luxury

At first sight, the warm Mediterranean touch of stone and wood features of Melford Unique Homes will appeal to your sense of aesthetic and good taste. Subtle yet characteristic differences give each villa its distinct individuality, underlining the fact that your Melford home is unlike any other.

Step inside and allow the clear sunlight coming through the glass wall on the south side to flood the sitting room and brighten your life. It is easy to picture the pleasures and privileges of living in the beautifully designed spaciousness of 240 m² across the 2-story villa layout... not to mention the potential of additional 50-60 m² in the fully developed basement that provides a service area with en suite bathroom, laundry room and storeroom.

Marble and parquet flooring, fitted wardrobes and granite worktop, white goods and bathroom fittings, all are proof that the selection of high-quality materials and reputable brands was unrestricted.



Approach and admire

Each one of the three Melford Unique Homes has its particular features, though all share the same eye-catching concept: sleek lines outside, generous spaces inside, understated elegance all around.

Settle into your new villa and your home will truly be your castle. The 4-bedroom property grants you the privileges of a private garden where you can cool off in your own covered and heated infinity pool or entertain around the BBQ area. Alternatively, relax in your roof garden and enjoy the clear sea view by day, or gaze at the stars by night. A full basement as well as ample private parking provide an added dimension of convenience and functionality.

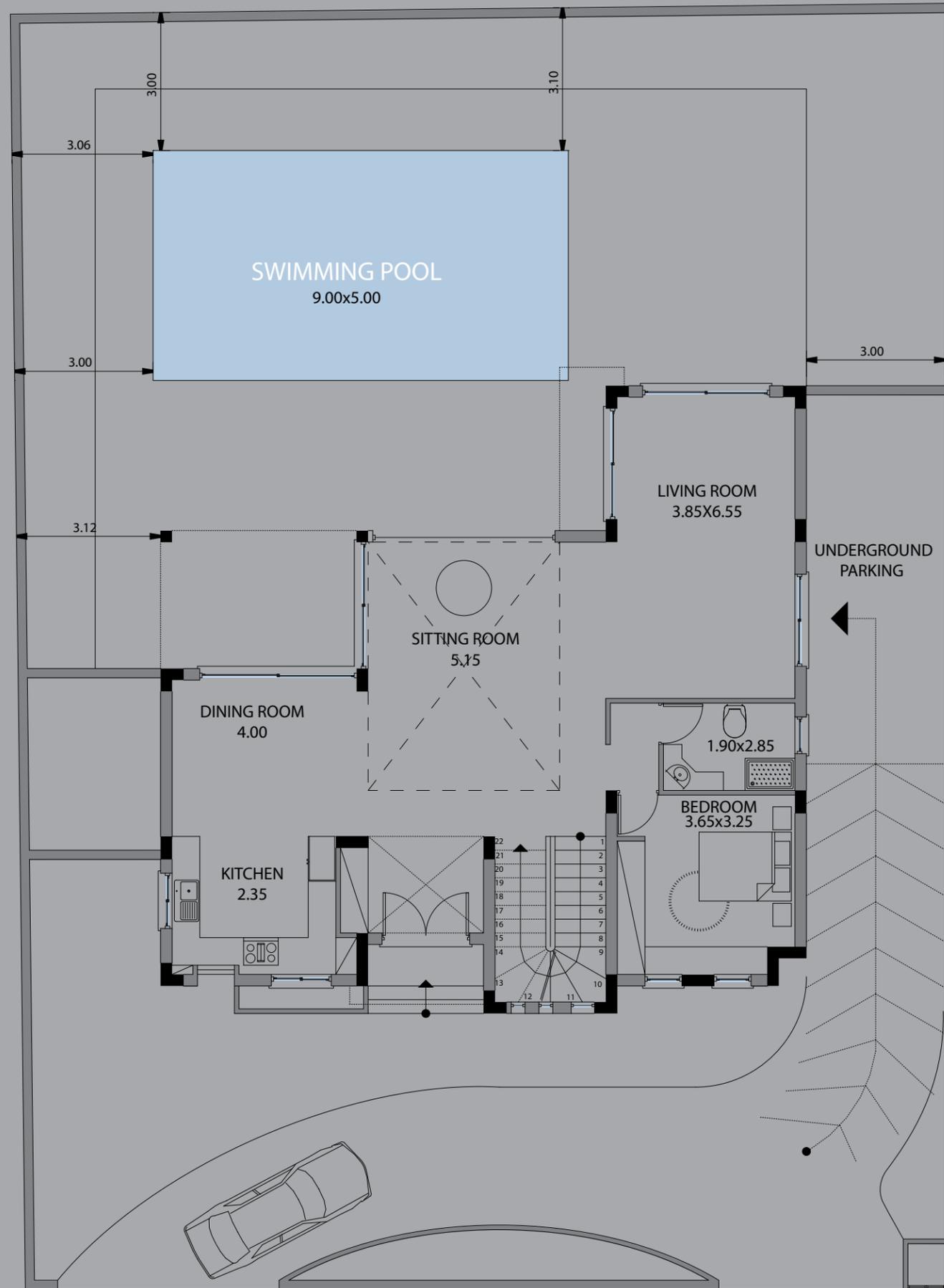
Melford unique homes
DWELLING A



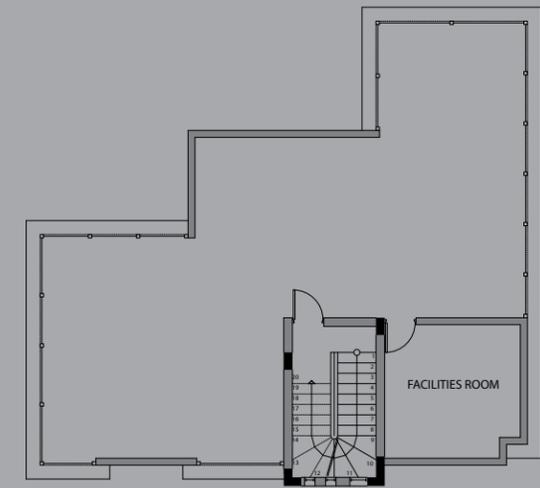
DWELLING A

Unit Specifications

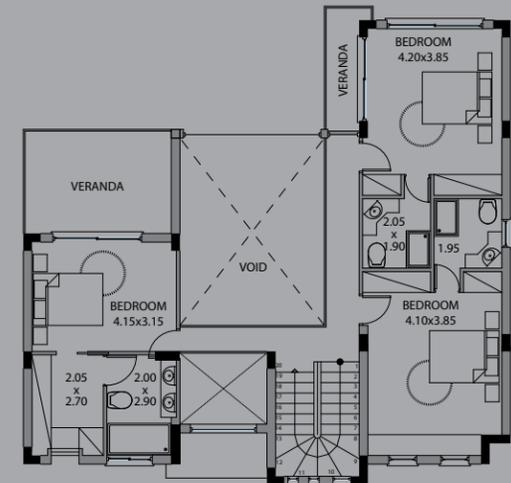
Bedroom	4
Covered veranda (m ²)	16
Uncovered (m ²)	28
Basement (m ²)	144.40
Ground floor (m ²)	131.30
First Floor (m ²)	102.10
Roof garden (m ²)	124



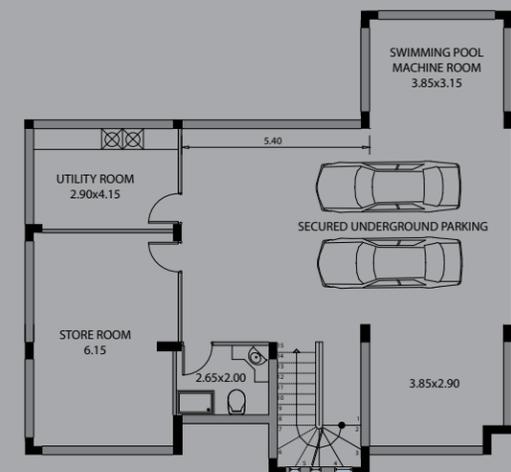
GROUND / SITE PLAN VIEW - Type A



ROOF GARDEN PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

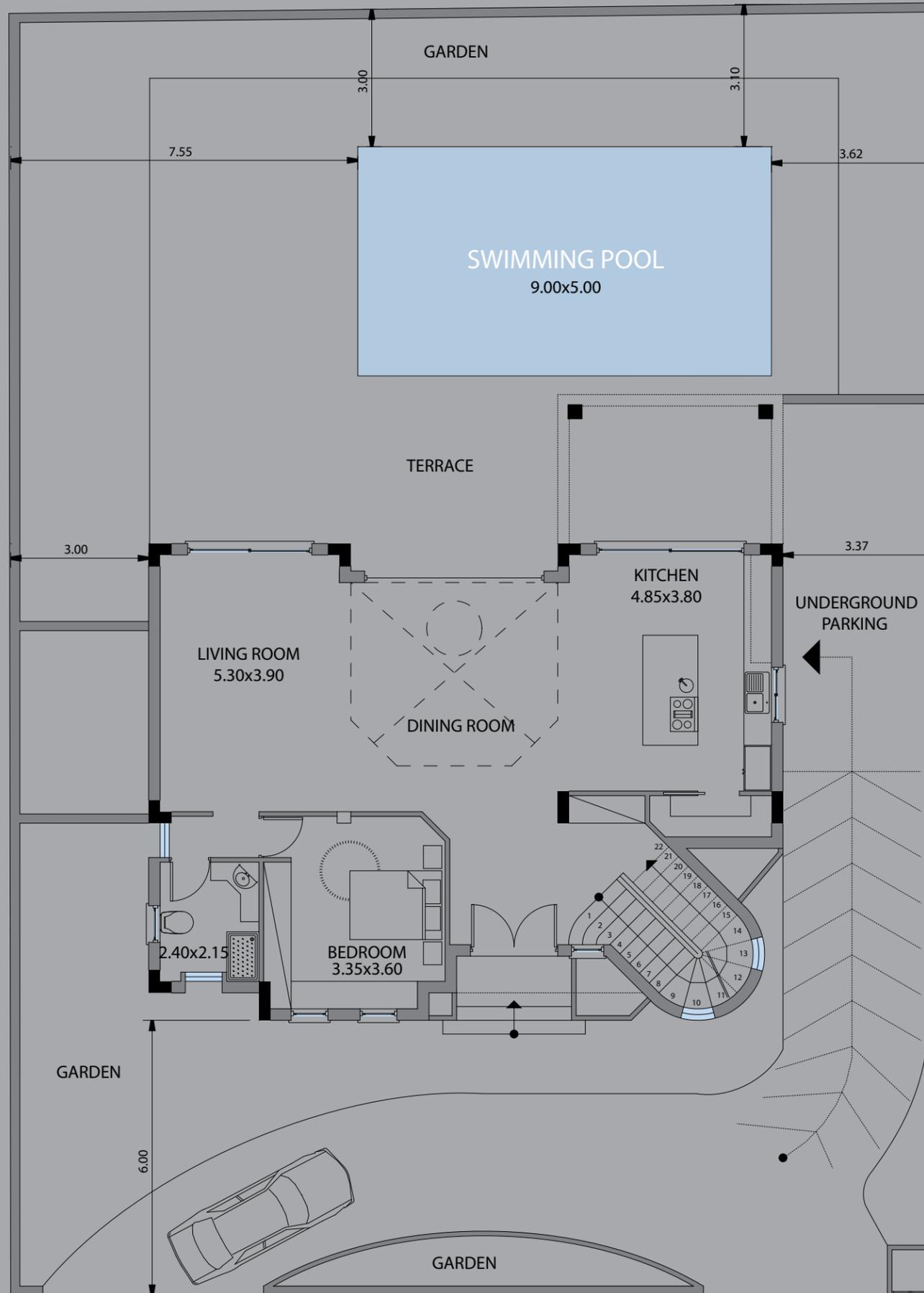
Melford unique homes
DWELLING B



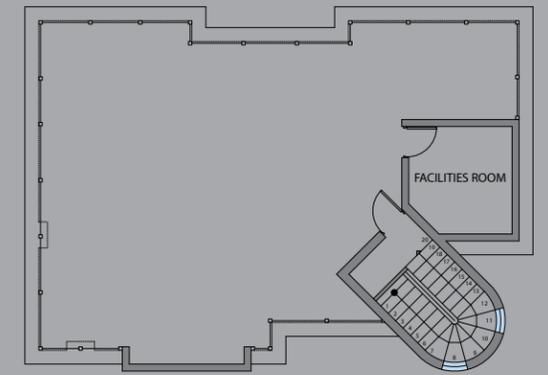
DWELLING B

Unit Specifications

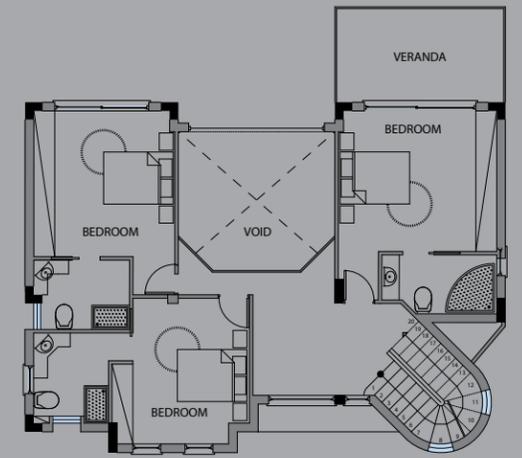
Bedroom	4
Covered veranda (m ²)	15
Uncovered (m ²)	29
Basement (m ²)	136
Ground floor (m ²)	123.30
First Floor (m ²)	102.10
Roof garden (m ²)	120.50



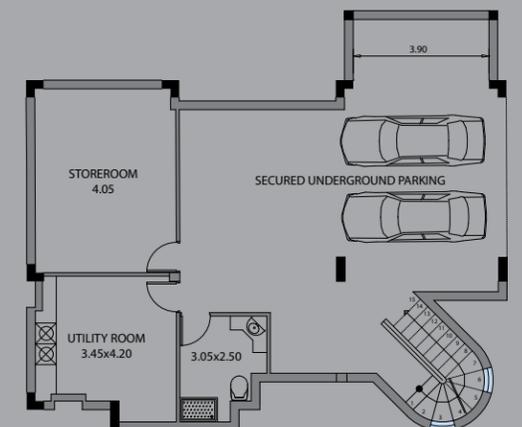
GROUND / SITE PLAN VIEW - Type B



ROOF GARDEN PLAN



FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

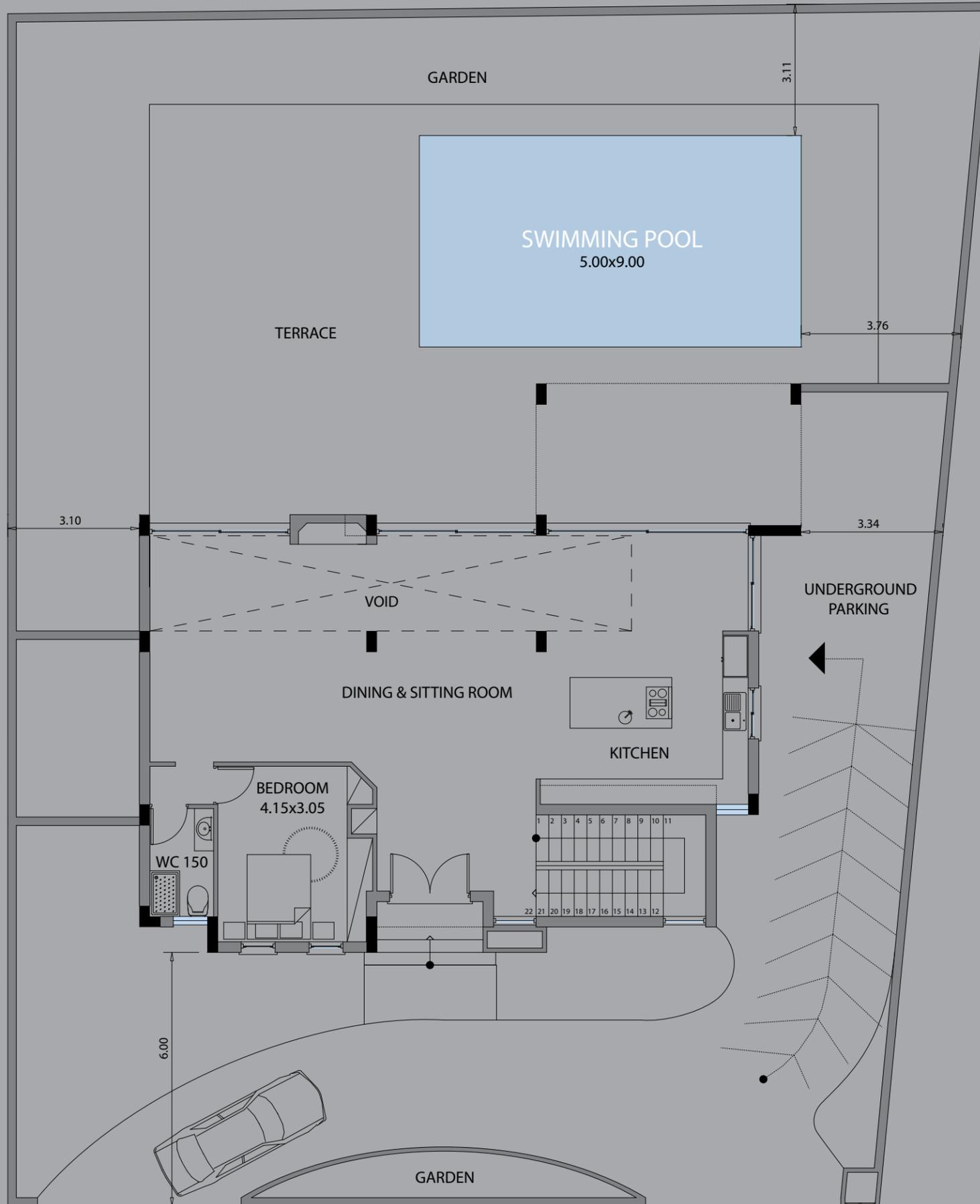
Melford unique homes
DWELLING C



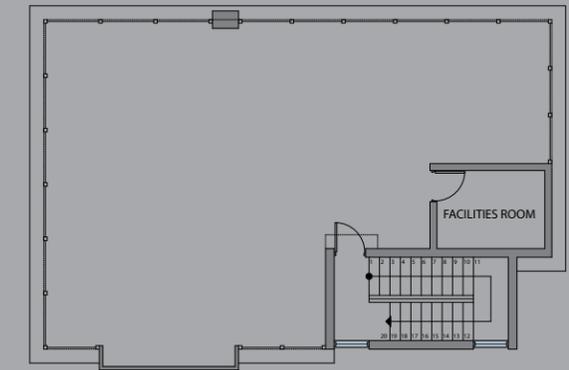
DWELLING C

Unit Specifications

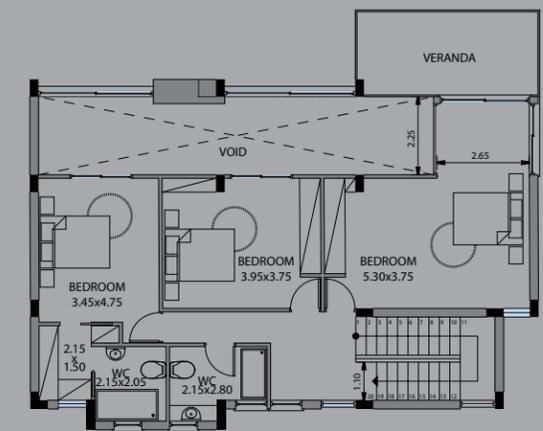
Bedroom	4
Covered veranda (m ²)	18.50
Uncovered (m ²)	32
Basement (m ²)	147.70
Ground floor (m ²)	127.80
First Floor (m ²)	104.30
Roof garden (m ²)	126.50



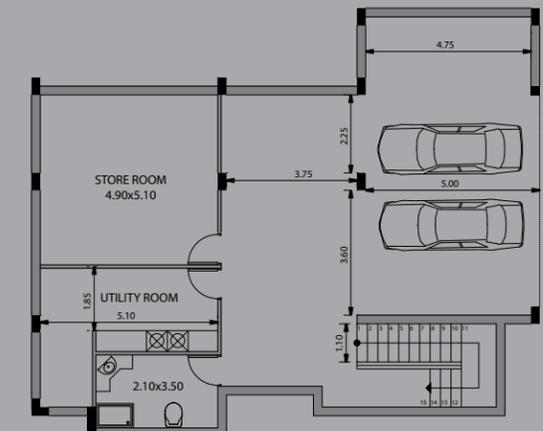
GROUND / SITE PLAN VIEW - Type C



ROOF GARDEN PLAN



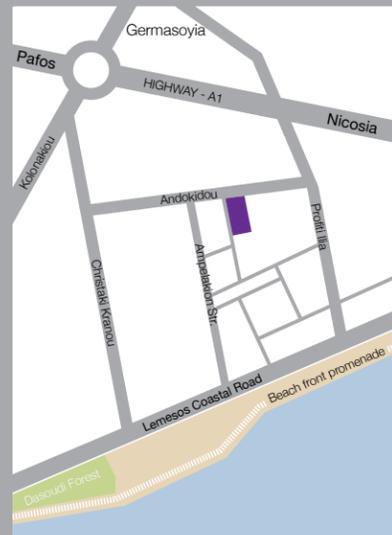
FIRST FLOOR PLAN



BASEMENT FLOOR PLAN

The construction of Melford Unique Homes is already under way. However, the object is clearly to allow each homeowner to customize the interiors in line with personal needs and preferences.

With that in mind, construction will be interrupted after the completion of foundations and structural skeleton in anticipation of your input. Study the tentative interior layout, recommended installations and the choice of finishing materials, to confirm or modify our plans, and to participate in creating your unique home. Within months, it will be ready to receive and welcome you to your very own prestigious property.



Location and its benefits

Private and luxurious residences and an open playground define the upmarket neighbourhood that is strategically protected from the activity of the nearby entertainment hot spots.

Everyday amenities are within reach, the business centre of Limassol is only 10 minutes away, and to leave the city, a quick 2-minute drive takes you to the highway. The vision of ultimate home comforts, easy access to the business world, and the beachglittering in the sun is already taking shape... in your mind, and on the ground.

A location you will love

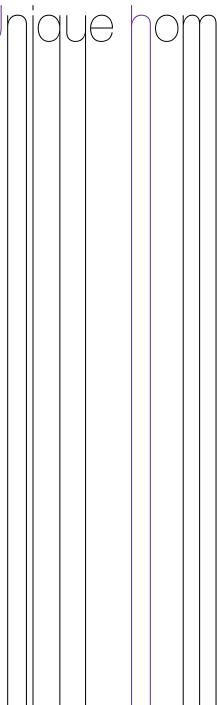
Just off the bustling tourist area of Limassol and a short 4-minute walk from the sea, an exceptional site in the shade of an orange grove and timeless olive trees is waiting to be transformed into a three homes for the elite.

Melford unique homes
customized with care





Unique homes



www.melfordservices.com

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