



NOVEL





NOVEL  
residence









Novel presents a selection of just 6 stunning 2+ bedroom detached apartments situated on the top of the prominent Ekali area, overlooking at Limassol. Thoughtfully designed, Novel embodies the best of contemporary living harmonized with beautiful and practical spaces.

## A Dedication to Émile Zola

Zola was a French novelist nominated for the first and second Nobel Prize in literature. He is also the best-known practitioner of the literary school of naturalism.

Novel at Zola street is a dedication to this marvelous novelist and his unwavering belief in the betterment of the human condition through individual and collective action.

*"Art is a corner of creation seen through a temperament."*

— *Emile Zola*







# the location



## Ekali's Refinement

Ekali is home to some of Limassol's most distinguished individuals. This timeless classy and sophisticated neighborhood is indulged with exclusive villas, modern elegant houses, green areas and open spaces for careless walks and leisure.

This calm environment and open views provide an urban retreat away from noise and pollution. In the meantime, the whole city is literally at your feet as Agia Fila and Polemidia roundabouts are both a 5' minute drive away from Lanitis road.



# The Neighborhood



## Recreation

A 1' walk from NOVEL you can find a municipal park area for recreation, for play or relaxation. If you have a pet or young children this can be a safe space on your doorstep. Kids can run around and play safely, or you could simply enjoy it as an outdoor gym or meditation area. There are also great roads for bicycling and walking for miles.

## Fast Access Anywhere

The extremely convenient location of Novel Residence in between Agias Fyla and Polemidia roundabouts means that you can be anywhere in the city fast and efficiently. Within minutes you can also be on the mountains or on the motorway towards Paphos, Larnaca or Nicosia - or anywhere else you wish to be.

## Schools

Ekali primary school and the Tsirium high school are both within a 7' minute walk from Novel Residence. There are also multiple private institutes for after school education within a similar walking distance. Frederick University is also just below the freeway.

## Conveniences

A 5' drive from NOVEL can take at Lidl, Karseras or Alpha Mega supermarkets. Pharmacies and a Sigma and Zorba Bakery are next as well. Everyday essentials, banks hospitals and many other services you might need are either a quick walk or a 5' drive away from NOVEL.



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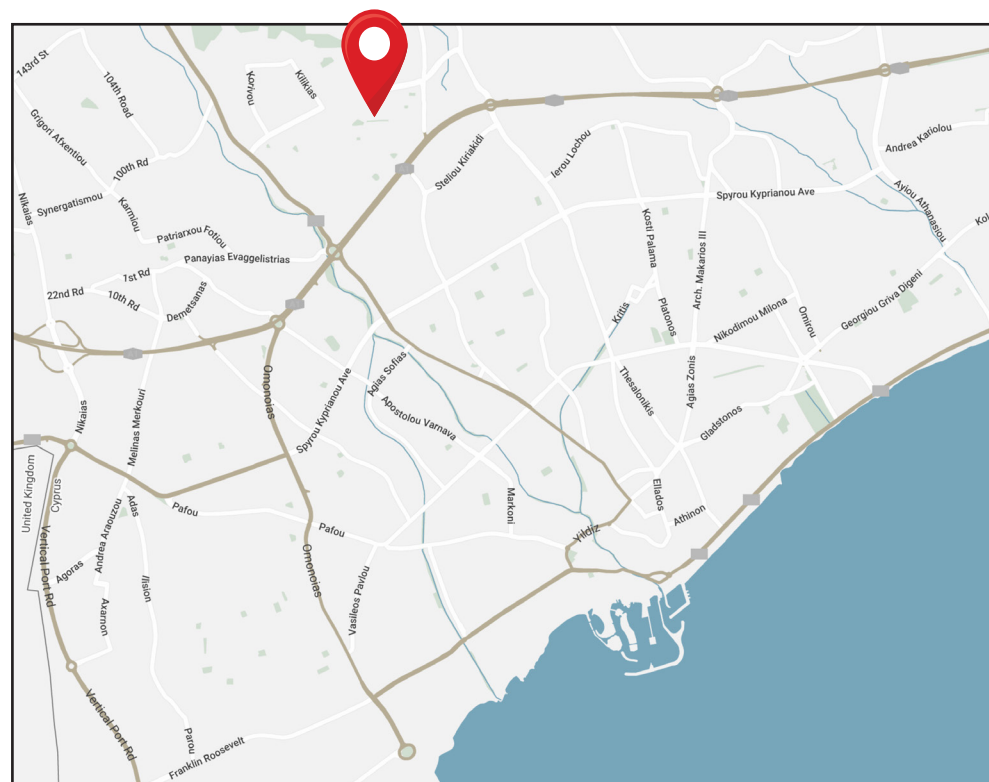


## WALK


- |               |       |
|---------------|-------|
| - Bakery      | 5 min |
| - Supermarket | 5 min |
| - School      | 8 min |
| - Pharmacy    | 8 min |
| - Bank        | 9 min |

## DRIVE

- |                        |        |
|------------------------|--------|
| - Agias Phylaxeos      | 5 min  |
| - Sea-front            | 13 min |
| - Polemidia Roundabout | 5 min  |
| - Agia Fyla Roundabout | 4 min  |
| - Limassol Marina      | 13 min |







# Boutique Mission

## Made for Life

We believe that good design should inspire and perform at the same time. It must be able to serve our soul, minds and bodies 24/7. This is why we take time to select great parcels of land and design homes that truly serve, inspire and complement authentic people with authentic needs.

## Functional Elegance

From concept to completion, Novel Residence has been thoughtfully designed for aesthetics and studied for functionality. Its timeless minimal design is matched with the highest quality of materials and technology. All these are complemented by fantastic city views in a serene environment.

## Relaxing Privacy

Providing privacy to every home is one of our main objectives in the design process. Novel Residence provides meaningful space between apartments to validate privacy and relaxation while enhancing sound insulation.

Liana Ellina: *"Beauty perishes but in art is immortal"* - Leonardo da Vinci.









# The Philosophy

## Sustainable Living

Sustainability is a core theme for us. We recognize and believe in the strength of sustainable architecture and hope that others will follow. We believe that this approach is the key to ethical development and as such factored into our design and processes.

## Panoramic Views

The super structure and positioning of Novel Residence has been thoughtfully considered and designed to offer unobstructed city views for each apartment at every floor. The large windows take in the scenery 24/7 while the huge verandas offer phenomenal views.

## Adamant Quality

Our Quality Assurance specifies our standards while our Quality Control process verifies compliance to standards. We aim to ensure that the quality procedures effectively meet the highest EU standards for quality, performance and functionality.

# The Apartments



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# The Penthouses



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## Two Stunning Penthouses

The 3rd floor offers amazing living courters for the two top floor residences while private access to each of the two 4th floor rooftops offers an exclusive experience with an additional bedroom, toilet and shower, large cooking are with bar and of course breathtaking views.

Each penthouse platforms into space with a huge glass balcony, where family, friends and lovers can enjoy dining, music and life with uncompromised views of the city. Perfect for peace and relaxation no matter what the season.





# Main Features



## Energy - Class a+

Building complies with the local regulations of Energy Performance and has received a certificate of energy class 'A+'.



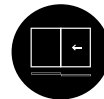
## Air Condition - Vrf

Mitsubishi - VRF SYSTETM



## Heating - Under Floor

Full installation of premium quality (EU) electrical under-floor heating.



## Floor to Ceiling Doors

Lift&Slide Floor to ceiling - thermal insulated aluminum doors.



## Wide-ranging Technology Infostructure

Each residence is fully prepared with state of the art (Cat 5) structured cabling that is ready to accommodate sophisticated home automation systems and security.



## Fire Alarm Reassurance

All kitchen and food preparation areas are protected by state of the art fire alarm ceiling systems ready to activate at the threat of a fire incident.





# Green Features



## Green Architecture Design

Novel is designed with efficiency and effective use of energy and space in mind. This includes passive and active techniques to reduce the energy requirements of the structure.



## Environmentally Friendly Materials

Novel Residence has a certificate of energy efficiency of grade 'A'. The stringent design and European specifications have been met or exceeded to attain this standard.



## Photovoltaics & Net Metering

The development will include the installation of a photovoltaics system on the rooftop. An option on the basis of first come/first served to achieve low consumption homes.

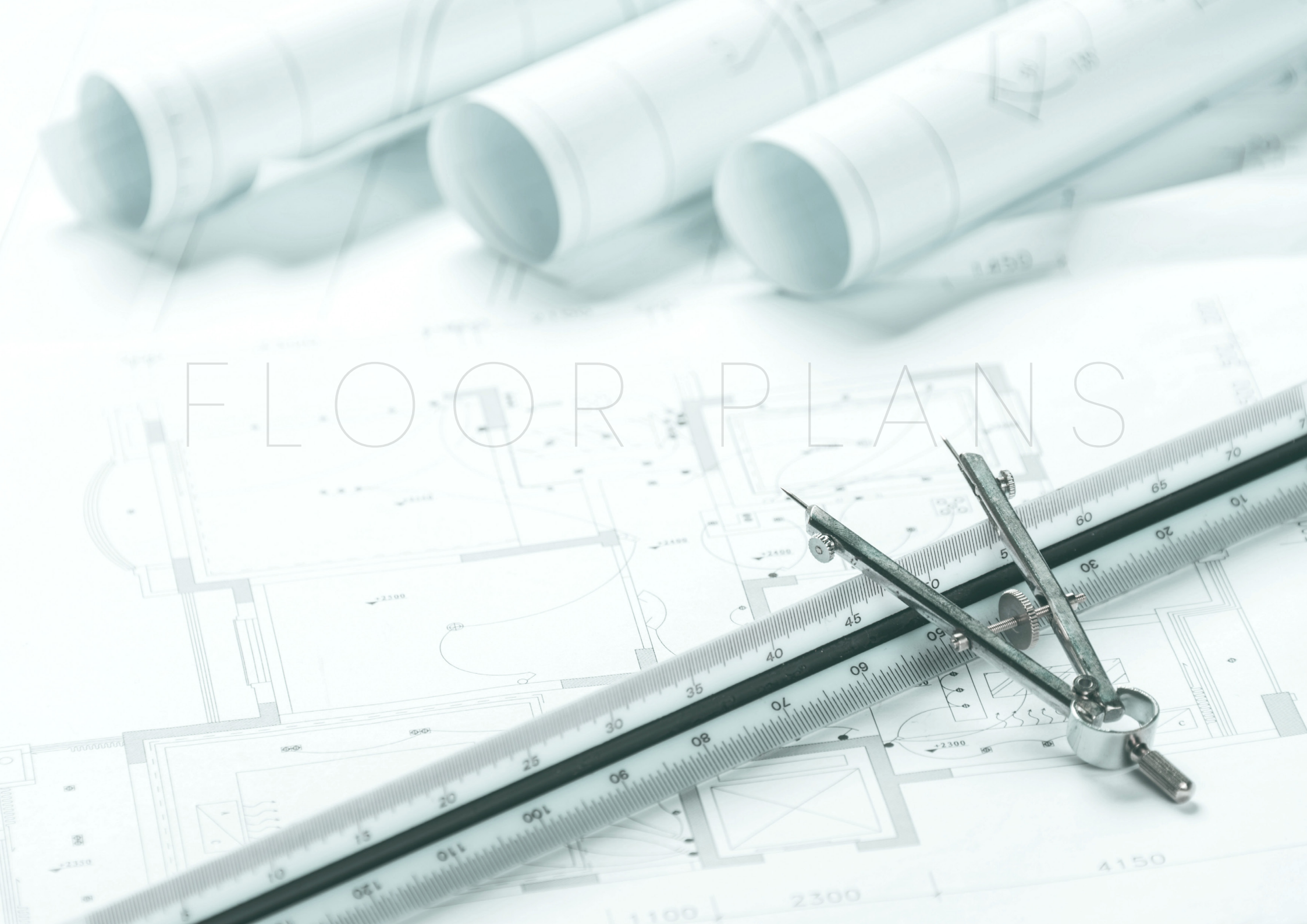


## Electric Vehicle Charging Stations

The building offers a complete provision for the installation of an electric charge station for Electric or Hybrid Vehicles. This option can be offered on each parking station as well.



# FLOOR PLANS

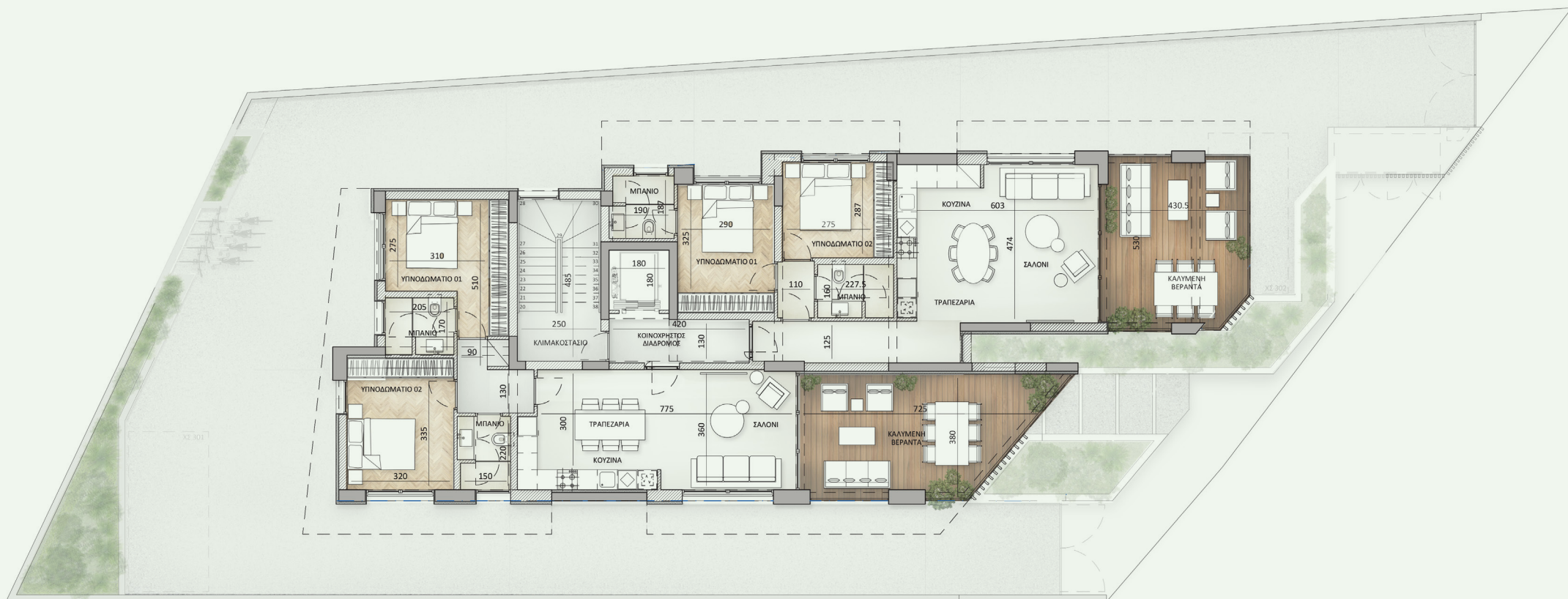






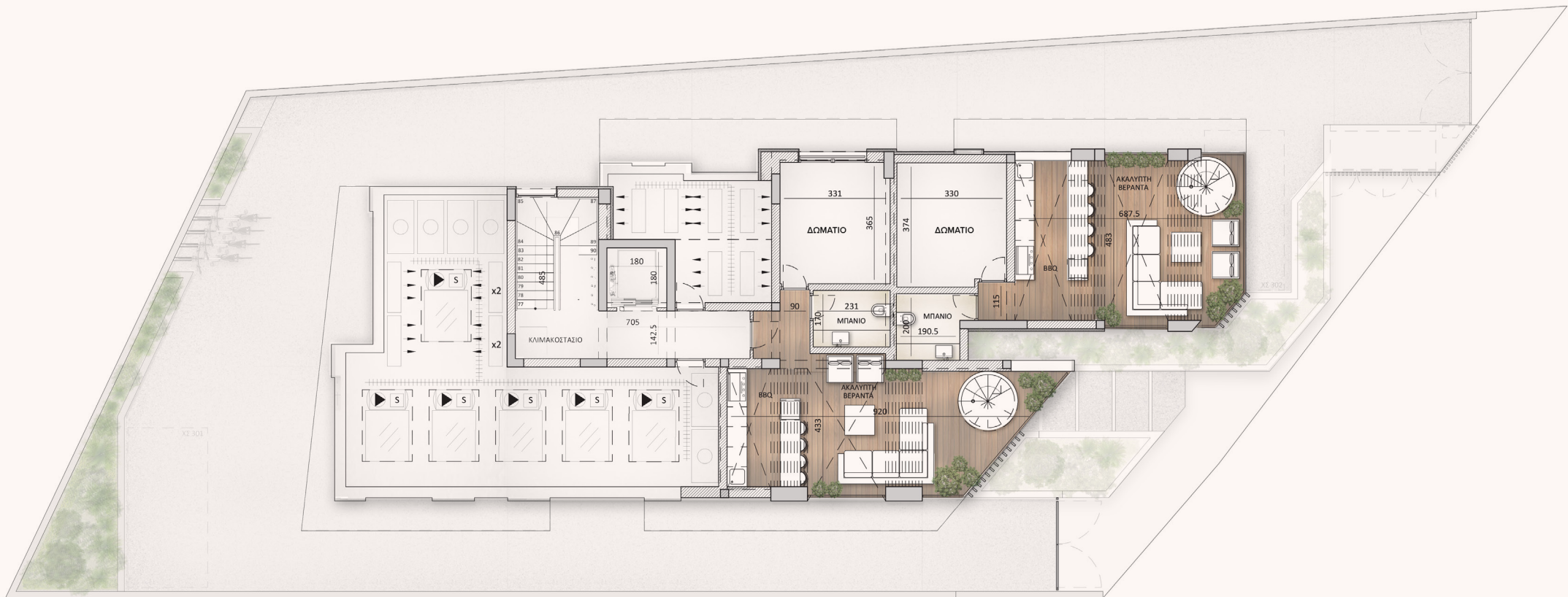


# Floor 1,2,3





# Penthouse





# Detailed Specifications



## CONCRETE STRUCTURE

Novel Residence fully complies with the European regulation of the anti-seismic code.

## WALLS

- i. 250mm brickwork cladded with 8mm polystyrene slabs for thermal insulation plaster to meet standards of insulation for energy efficiency of Class "A".
- ii. Internal walls are 100mm brickwork for insulation and soundproofing.

## FLOORS

- i. The entrance hall, bathrooms, kitchen, living and dining areas will be finished with large sized ceramic tiles.
- ii. The bedrooms will have Floating type wooden parquet.
- iii. The terrace will be paved with anti-slip ceramic tiles.

## WALL FINISHES EXTERNAL

- i. Blockwork wall surfaces will have three coats of plaster and two coats of external paint
- ii. Part of the external surface of the building will be covered with thermally insulated HPL panels

## WALL FINISHES INTERNAL

- i. All surfaces will be finished with spatula and painted with three coats of emulsion paint.
- ii. The bathrooms will be lined with ceramic wall tiles up to a height of 2.4m.
- iii. Guest toilets will be a combination of paint and ceramic tiles.

## CEILINGS

- i. Gypsum board system to enclose all services and provisions, painted with three coats of emulsion paint.
- ii. Waterproof gypsum false ceiling will be provided in the bathrooms, painted with three coats of emulsion paint.

## DOORS & WINDOWS

- i. The main doors will be anti-burglary and fireproof steel leaf structures, with wooden panelling on the interior and exterior, a security lock and automatic floor seal.
- ii. All internal doors will be customised according to specifications.
- iii. All external doors leading to the balconies will be sliding aluminium thermal frames with double low energy glazing.
- iv. Openable external windows will be double glazed aluminium.

## GRANITE & WOODWORK

- i. The kitchen will have engineered stone worktops and back splash.
- ii. The bedroom wardrobes and kitchen cabinets will be custom-made.

## KITCHEN & APPLIANCES

Provisions for hi-tech automations for electrical oven, microwave oven, micro extractor hood, washer and dryer, dishwasher and refrigeration.

## SANITARY WARE & MIXERS

- i. Mixers will be high quality single lever.
- ii. Stainless steel or stone sinks will be provided in the kitchens.
- iii. High quality sanitary ware will be installed complete with accessories.
- iv. Wall mounted toilets with concealed cistern can be optionally installed.
- v. Glazed cubicles for showers and tempered glass splash screens for bathtubs.

## WATER SUPPLY

- i. Hot and cold-water supply lines will be PVC.
- ii. High quality solar and electrical water heating.
- iii. Hot and cold water will be connected to a pressurised system.

## ELECTRICAL INSTALLATIONS

- i. Structure cabling will be provided.
- ii. All ceiling LED spotlights will be provided.
- iii. Interior lighting design to enhance living spaces.
- iv. HD intercom system with HD video entry control.
- v. Electric steel gates operated by NFC & remote control.
- vi. Complete set up provision for Electrical Car Charging station.
- vii. TV & Cable points will be provided in the living areas and all bedrooms
- viii. Telephone lines installed with telephone/ ethernet sockets in the kitchen, living room and all bedrooms.

## ADVANCED AUTOMATIONS

A full home automation system can be pro-

vided upon request. The home automation package will monitor and control home attributes such as lighting, climate, entertainment systems and appliances. Individual options include:

- i. Provisions for CCTV and NFC front door access.
- ii. Remote control air-conditioning system provisions.
- iii. Remote control for lighting system can be provided.
- iv. Wi-Fi provisions across rooms, verandas and rooftops.
- v. Provisions for automated electrical blinds and shutters.
- vi. Provisions for surround sound in living area and rooftop.

## SMART COOLING & HEATING

- i. Provision for smart electric heating units.
- ii. Underfloor heating option (for Penthouses only)
- iii. Provisions for net-metering on Air Condition system.
- iv. Option for smart High Efficiency A/C unit infrastructure.

## SECURE GATED ACCESS

Long-lasting industrial spec main entrance door with automatic access.  
Electrical vehicle gate sensor with NFC programmed for Remote or Mobile App.

## ELEGANT LANDSCAPING

Landscaping design, planting and irrigation automations will take place for all the external green areas of Novel Residence by Q Gardens landscaping professionals.



## DOMO PROPERTIES

Based in Limassol, we take great pride in distinctive projects across the city we love. With a strong focus on functional aesthetics, technology and sustainability we believe we make our customers lives better while protecting this island we call home.

## OUR PHILOSOPHY

Spaces and places must have a positive impact on the people who use them and their surroundings. This is why we pursue to develop innovative, elegant and sustainable buildings that celebrate the use of natural light and the latest technologies.

We strongly appreciate the importance of social, environmental and economic issues and work hard to address them with a caring approach to the way we design, develop and provision for our developments. The ultimate goal is to deliver life enhancing properties that are beautiful to look at and easy to live with.

For more information please visit us at:  
[www.domoproperties.com](http://www.domoproperties.com)





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