

HILL CLOSE GARDENS



WELCOME HOME

Welcome Home. The Serenade Begins.

Traditionally, a serenade is a song performed in honour of someone special — a melody of appreciation, warmth, and celebration.

At Serenade, we believe a home should evoke the same feeling.

Today, as you receive the keys to your new home, a new melody begins: the laughter of family, conversations with friends, quiet mornings, joyful celebrations, and countless moments that will become cherished memories.

We are honoured to have played a small part in this journey and hope that your Serenade home becomes the setting for a beautiful life story — one filled with comfort, happiness, and harmony.

Welcome home.

SERENADE
Developers With a Passion

OVERTURE | *The Project*

HILL
CLOSE
GARDENS



Hill Close Gardens – Parekkklisia

Hill Close Gardens is a new residential development by Serenade Developers Limited, located in the charming and peaceful area of Parekkklisia on the eastern side of Limassol.

Nestled on a gentle hillside, this boutique project consists of only four private homes, thoughtfully designed to offer residents a tranquil lifestyle surrounded by comfort, privacy, and natural beauty. Hill Close Gardens combines the calm atmosphere of a residential neighbourhood with the convenience of quick access to the city and the coast.

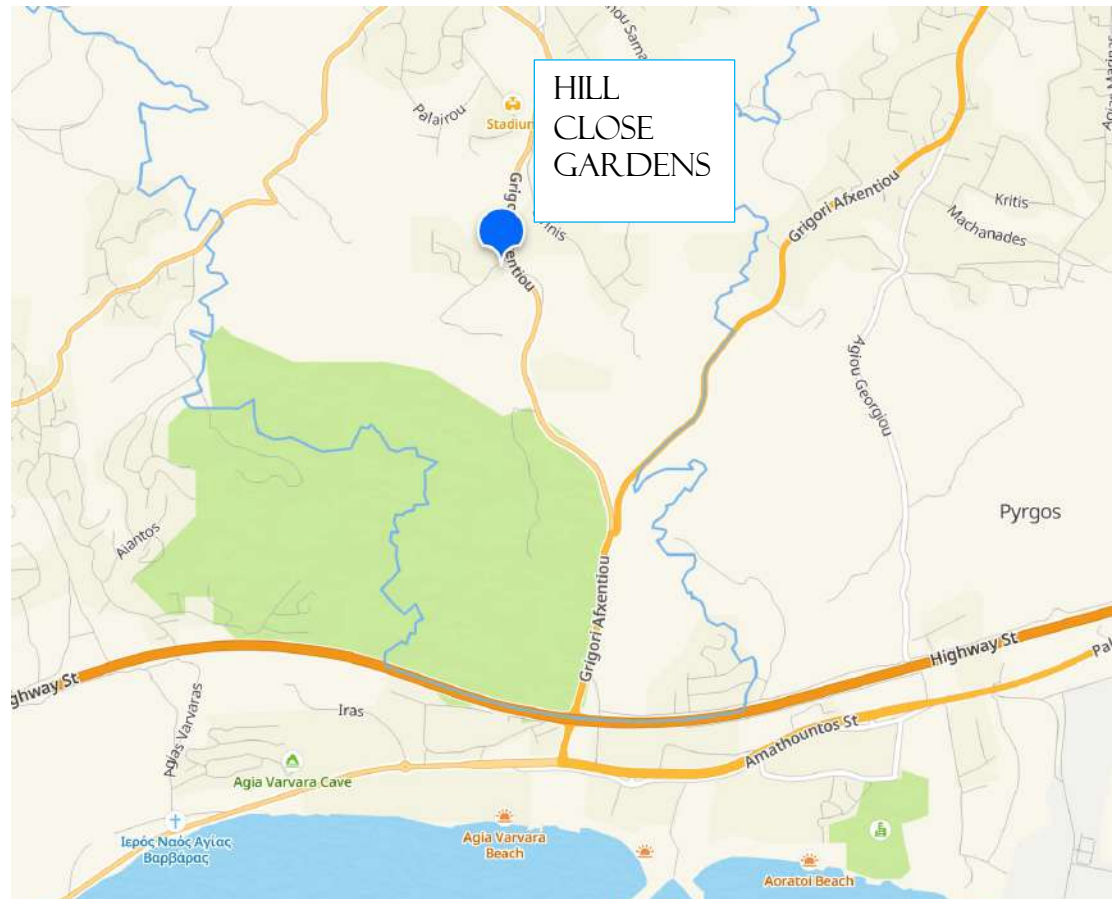
Each residence features a modern open-plan kitchen and living area, terraces, and a private covered parking space. The homes are available in two- and three-bedroom layouts, making them ideal for families, couples, or those seeking a refined holiday or permanent residence in Cyprus.

The generously sized plots range from approximately 430 to 640 sq.m., providing ample outdoor space for gardens, relaxation areas, or future customisation.

The project benefits from excellent accessibility, with convenient access to the highway and just a 5-minute drive to the sea, allowing residents to enjoy both peaceful living and the vibrant lifestyle of Limassol's coastline.

Parekklesia

Located in Parekklesia, a tranquil residential area in eastern Limassol, Hill Close Gardens offers residents easy access to urban amenities, the highway, and the Mediterranean coastline, while maintaining a peaceful and relaxed atmosphere.



FAÇADE SYMPHONY | *Exterior Design*

HILL
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MISE EN SCÈNE | *Interior Design*



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MISE EN SCÈNE | *Interior Design*



Make your choice

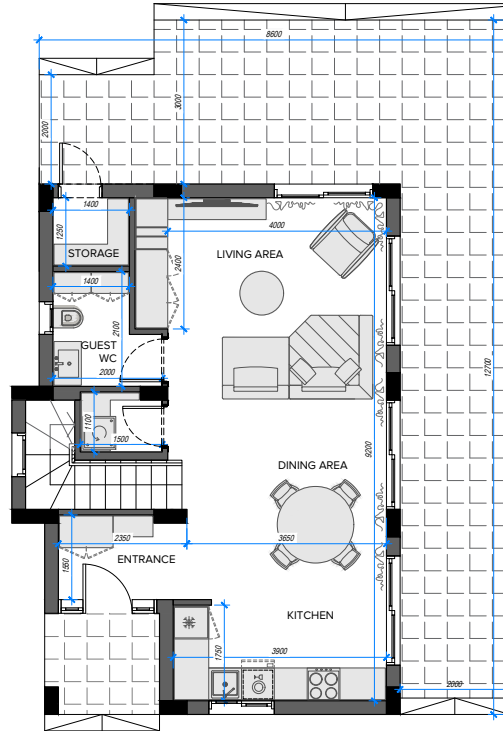
Hill Close Gardens offers three distinct house designs, with options of two or three bedrooms. The plot sizes vary slightly, providing buyers with a choice of outdoor space to suit their preferences.

House No.	House Type	Number of Floors	No. of Bedrooms	Covered Internal Area, m ²	Covered Terraces, m ²	Uncovered Terraces, m ²	Covered parking	Plot, m ²
H1	B	Two	2	109	0	52	1	643
H2	A	Two	3	130	0	58	1	523
H3	B	Two	2	109	0	52	1	427
H4	Γ	Two	3	125	0	54	1	556

Project's Master Plan

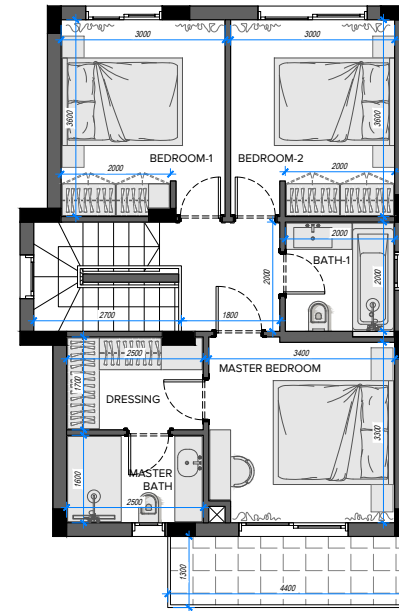


House A



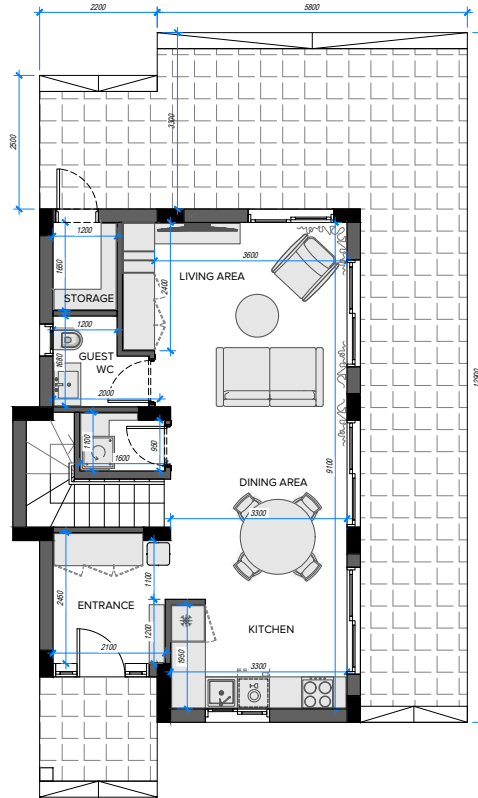
**HOUSE A
GROUND FLOOR LAYOUT**

130,4 m²



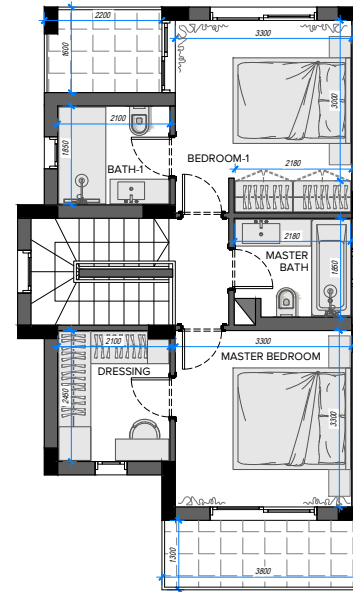
**HOUSE A
FIRST FLOOR LAYOUT**

House B



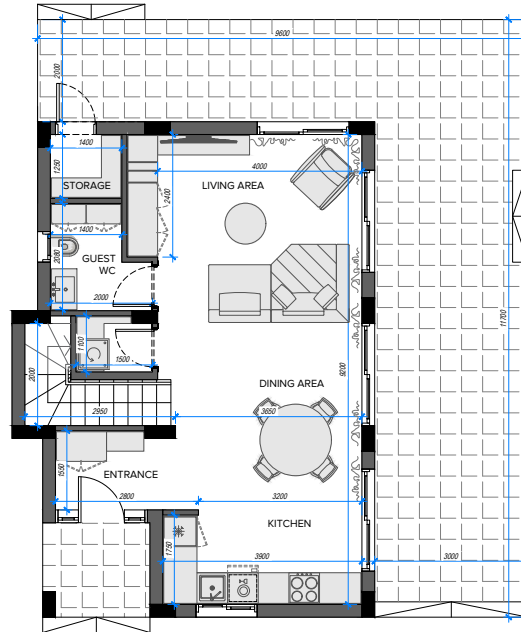
**HOUSE B
GROUND FLOOR LAYOUT**

108,6 m²



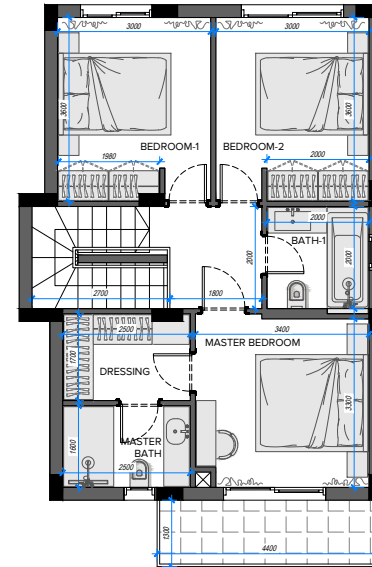
**HOUSE B
FIRST FLOOR LAYOUT**

House Γ



**HOUSE Γ
GROUND FLOOR LAYOUT**

125,0 m²



**HOUSE Γ
FIRST FLOOR LAYOUT**

What is included

Your new home comes fully completed and ready to welcome you. Simply add your choice of furniture, lighting, and window treatments, and arrange the installation of air-conditioning units.

If desired, our team can assist you with these final touches, helping you create a home that reflects your personal style.

Hill Close Garden – what is included

WALLS & WATERPROOFING / THERMAL INSULATION

Walls

- Thermal insulating brickwork (250 mm)
- Standard brickwork (100 mm)
- Construction of prefabricated fireplace and chimney – Lump Sum

Waterproofing

- 110 g/m² polyethylene under raft foundation
- Under veranda and yard floors
- 3 coats bituminous coating + Fontaline to foundations
- Cementitious waterproofing system (Mapelastic, 3 coats) – verandas and bathrooms.

Roof

Timber roof structure with 11 mm OSB boarding, underlay membrane, Portuguese-type roof tiles, Ridge tiles – 27 m

ALUMINIUM & METALWORKS

- Aluminium systems MU2500, MU3000 Thermal, grey colour, double-glazed units.
- Doors and windows of various dimensions – as per specification.
- Metal railings to verandas and staircase – painted finish.

FLOOR FINISHES

Porcelain Tiles (€25/m²) for:

- Ground & first floors
- Verandas
- Garage and yard (€20/m²)

Laminate Flooring (€30/m²)

Marble (€60/linear m) for:

- Thresholds
- Veranda edges
- Stair cladding

Hill Close Garden – what is included

CLADDING & PLASTERING

Cladding

- Bathroom wall tiles up to 2.50 m height
- Kitchen backsplash tiles
- Marble window sills
- Natural stone cladding

Plastering

- Internal surfaces
- Substrate for thermal facade
- External thermal insulation system (80 mm XPS)
- Decorative cement finish

PAINTING

All materials to be of high quality and approved by the Architect.

- Internal walls – skim coat + 3 coats emulsion
- External surfaces – stabiliser + 3 coats exterior paint
- Thermal façade surfaces.

Serenade Developers Limited

CARPENTRY WORKS

- Internal doors (Laminate or veneer finish with magnetic locks)
- Wardrobes (18 mm melamine finish with soft-close mechanisms)
- Kitchen cabinets and countertops (granite €90/linear m)
- Wooden garage pergola

MECHANICAL INSTALLATIONS

- Provision for split-unit A/C in all rooms (piping & drainage included).
- Underfloor water heating.

ELECTRICAL INSTALLATION

- Complete electrical and telephone installation in accordance with project drawings and regulations, including chasing, box installation, and contractor assistance to the electrician.

We invite you to discover a home designed for today and built for tomorrow.

We believe that a home is more than a place to live — it is where life's most meaningful moments unfold. Hill Close Gardens has been thoughtfully designed to provide comfort, privacy, and lasting value for years to come.

We look forward to welcoming you home.



Contact

Thank you for considering Hill Close Gardens.

www.serenade.cy

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