



TERME DE MEDICI



NOVEL
DEVELOPMENT

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Terme de Medici



Terme de Medici

Seventeen private residences on the Cyprus coastline, arranged around a central pool area, set behind a gated perimeter with direct access to the sea. The architecture is rooted in Tuscan tradition: travertine, terracotta, Calacatta marble, dark wood. The engineering is contemporary, and the infrastructure is fully autonomous.

Every residence connects to an underground level that houses parking, storage, technical systems and additional living space. Above ground, life unfolds across private gardens, covered terraces and uninterrupted Mediterranean views. Located in **Zygi**, between Limassol and Larnaca. Under construction, **completing 2026**.

Key facts

- 12 villas from 388 to 783 m², 4 to 6 bedrooms
- 5 maisonettes from 294 to 300 m², 3 to 4 bedrooms
- Gated perimeter, 24/7 security, controlled access
- Private beach and a large communal pool 140 m²
- Solar power, backup generators, water filtration
- Underground fibre-optic with 5G and Starlink backup



Location



Coastal Setting

A small coastal village on the southern shore of Cyprus, Zygi is located midway between Limassol and Larnaca. With a modest permanent population and no mass tourism, the village has retained the calm and character that larger coastal towns have long since lost. There is a local marina and open water within five minutes.

Limassol and all its infrastructure sits twenty minutes to the west: international schools, hospitals, fine dining, the marina. Larnaca airport is twenty-five minutes east. The motorway is three minutes away. Everything a family needs is close, without any of it pressing up against the front door. Local school and kindergarten is within walking distance.

Cyprus operates within the EU legal framework, with 340 days of sunshine, an established residency programme for non-EU nationals, a favourable tax environment and English widely spoken across the island. Terme de Medici occupies a waterfront position at the edge of the village, behind its own perimeter and green buffer.



Larnaca International Airport, **25 min**

Limassol Marina, **20 min**

Limassol centre, **25 min**

Nicosia, **45 min**

Motorway access, **3 min**

Zygi Marina, **2 min walk**

Architecture

The design language is drawn from the Tuscan estate tradition, reinterpreted through contemporary minimalism. Clean geometric proportions, natural stone facades, terracotta rooflines and full-height glazing create a complex that feels both grounded and open. The buildings sit low to the landscape, oriented to maximise natural light and frame the sea from every principal room.

The material palette is deliberate: travertine and stone on the facades, Calacatta marble in the interiors, dark wood joinery, bronze detailing. These are materials chosen not only for how they look on completion, but for how they age. Over time they develop character rather than wear, reinforcing the long-term value of the asset.

The visual rhythm across the complex, from the rooflines to the facade textures to the courtyard proportions, is unified without being uniform. Each residence has its own orientation and character, but they belong to a single architectural language. The effect is closer to a private estate than a development.





GARDENS
SWIMMING POOL
LANDSCAPE ARCHITECTURE
BEACH



Two Worlds

The complex is built on a principle of duality. Everything visible is designed around light, space and connection to the sea. Everything beneath is designed around security, resilience and self-sufficiency.

Above ground, daily life moves between open-plan living spaces, private terraces, landscaped gardens and the communal pool. The ground floors of every residence open directly onto outdoor space, with panoramic glazing that dissolves the boundary between interior and landscape. The 140 m² pool, lounge area and private beach anchor the shared life of the complex.

Below ground, every residence connects to an underground level. Here you find private garages with internal access to the home, technical rooms, storage, laundry and staff quarters.

Most villas also include two additional bedrooms with bathrooms at this level, suitable for guests, a home office or a media room. An underground parking network links all residences, meaning you can move between your car and your front door without ever stepping outside the perimeter.







Inside

The interiors are carefully curated: a palette of cream, sand and ivory, set against dark wood and brushed bronze. Marble with pronounced veining on countertops and bathroom surfaces. Warm, diffused lighting throughout. The spaces are open-plan with clean lines and concealed storage, so that nothing competes with the views or the materials.

Kitchens are centred around a full island in Calacatta marble, with integrated appliances and custom cabinetry. Bathrooms use the same stone vocabulary as the public spaces, with floor-to-ceiling tiling, freestanding or built-in fittings and walk-in rainfall showers. Bedrooms are finished in natural oak flooring with full-height glazing opening to private terraces.

Every surface, fixture and finish has been selected to carry the design on its own terms and the result is an atmosphere that feels considered, that will look as intentional in fifteen years as it does on handover.



Self-Sufficient by Design

The infrastructure of Terme de Medici is engineered so that the complex operates independently of its surroundings. Power, water, connectivity and security are all managed internally, with redundancy built into every system.

A solar panel array supported by backup generators and a centralised battery storage unit provides energy resilience across the complex. An integrated water filtration and storage system supplies irrigation and emergency reserves independently of the municipal network. Connectivity runs through underground fibre-optic cabling, with 5G and Starlink as secondary systems ensuring uninterrupted access under any conditions.

Security is embedded into the architecture itself, not added as an afterthought. The complex is enclosed by a gated perimeter and a landscaped green buffer that together create a natural boundary between the community and its surroundings. Entry is through a single controlled access point with a permanent guard presence. CCTV surveillance covers the perimeter and common areas. Visitor parking sits outside the residential zone. The underground parking network means residents move between their homes and vehicles entirely within the secured envelope.





Beachfront villas
from 755 to 784 m²
4 to 6 bedrooms

10 villas
from 388 to 600 m²
4 to 6 bedrooms

5 maisonettes
from 294 to 300 m²
3 to 4 bedrooms



BLOCK A
5 MAISONETTES

SWIMMING POOL
140m²

Master Plan

Seventeen residences arranged across two axes around a central courtyard and pool, with the sea to the south and a landscaped green buffer enclosing the perimeter.

The master plan is designed so that every residence has a meaningful view, whether of the water, the courtyard or both, and so that privacy between neighbors is maintained through orientation and landscape rather than walls.

Schedule of Areas

UNIT	TYPE	COVERED AREA	BEDS	TOTAL WITH TERRACES
Villa 1	Villa	784 m ²	6	888 m ²
Villa 2	Villa	755 m ²	6	829 m ²
Villa 3	Villa	600 m ²	6	663 m ²
Villa 4	Villa	388 m ²	5	427 m ²
Villa 5	Villa	461 m ²	5	486 m ²
Villa 6	Villa	405 m ²	5	444 m ²
Villa 7 & 8	Villa	583 m ²	6	618-634 m ²
Villa 9 & 10	Villa	540 m ²	6	618 m ²
Villa 11	Villa	578 m ²	6	605 m ²
Villa 12	Villa	582 m ²	6	609 m ²
Maisonettes 1 & 5	Maisonette	294 m ²	5	313 m ²
Maisonettes 2, 3 & 4	Maisonette	300 m ²	4	310 m ²

Villa 1



BASEMENT



FIRST FLOOR



SECOND FLOOR



Position	Southwestern corner, front line
Covered Area	784 m ²
Total with terraces	888 m ²
Bedrooms	6
Orientation	South and east, unobstructed sea views

► Villa 1

The front line villa. Direct sea views on two facades.

Villa 1 occupies the southeastern corner of the front line and is the only villa in the development with direct sea views on two facades. At 784 m² covered, it is the largest villa in the complex.

The ground floor is organised across distinct volumes: an entrance hall leading into a generous stair hall, a living room with fireplace, a separate lounge, a dining room and kitchen, a library, and two verandas totalling nearly 100 m². The layout allows the spaces to function independently or as one continuous sequence. An elevator connects all three floors.

The upper level holds four bedrooms, each with an en-suite bathroom. The master suite has its own dressing room, bathroom and a private veranda of 31 m² facing the sea.

The basement is fully equipped for extended living: a lounge of 52 m², a sauna, wine cellar, laundry, and a maid's suite with separate kitchen and bathroom. Kitchens are fitted with Gaggenau appliances. Bathrooms are finished with Villeroy & Boch sanitaryware and Grohe fittings in brushed warm sunset.

Villa 4 & 6



BASEMENT



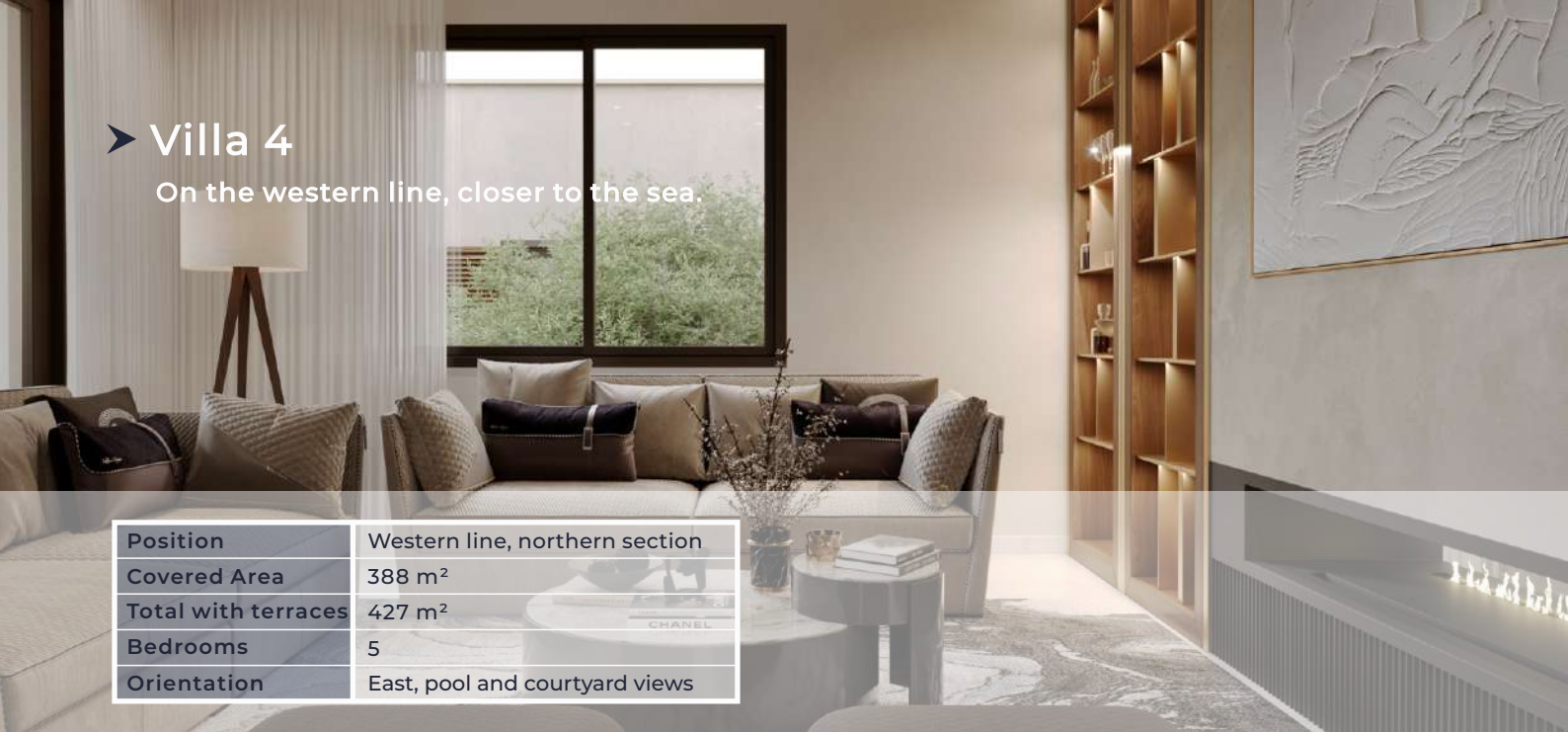
FIRST FLOOR



SECOND FLOOR

► Villa 4

On the western line, closer to the sea.

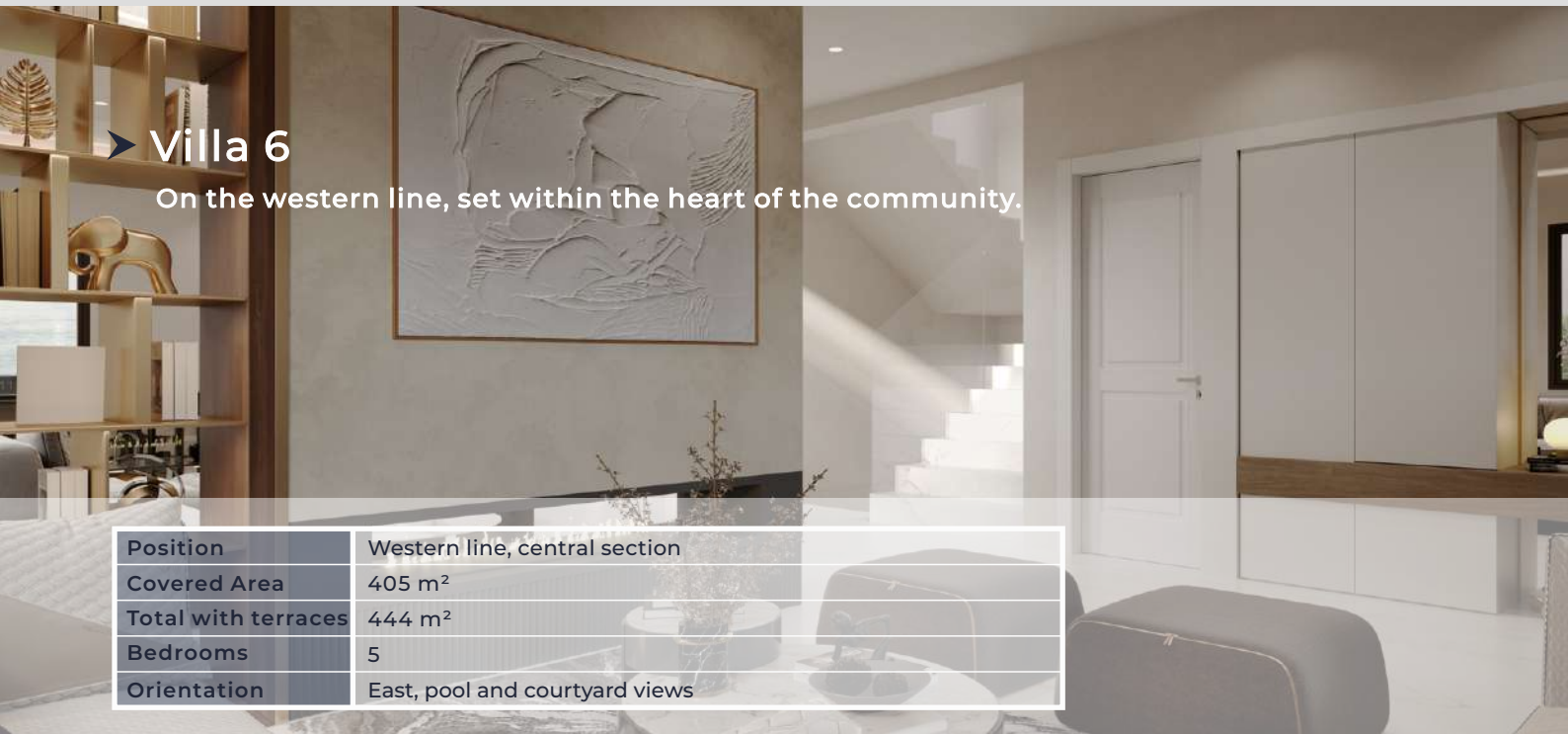
A modern living room with a light-colored sofa, a round coffee table, and a large window overlooking greenery. A floor lamp is visible on the left, and a built-in wooden shelving unit is on the right.

Position	Western line, northern section
Covered Area	388 m ²
Total with terraces	427 m ²
Bedrooms	5
Orientation	East, pool and courtyard views

Villa 4 sits on the western line in the northern section of the site, placing it closest to the sea among the western villas. The villa faces east onto the pool and inner courtyard. The living room opens directly to the pool through full-height glazing. The kitchen is positioned toward the rear. The three upper-level bedrooms have access to private terraces. Two additional rooms at basement level complete the layout.

► Villa 6

On the western line, set within the heart of the community.

A modern living room with a light-colored sofa, a round coffee table, and a large window overlooking a pool. A floor lamp is visible on the left, and a built-in wooden shelving unit is on the right.

Position	Western line, central section
Covered Area	405 m ²
Total with terraces	444 m ²
Bedrooms	5
Orientation	East, pool and courtyard views

Villa 6 sits centrally on the western line, directly alongside the pool. The largest of the two western villas by internal area, the layout mirrors Villa 4, living room facing east onto the pool, kitchen set to the rear, three upper-level bedrooms with private terraces and two rooms at basement level. Its position at the heart of the site places it at the centre of the communal space.

Villa 5



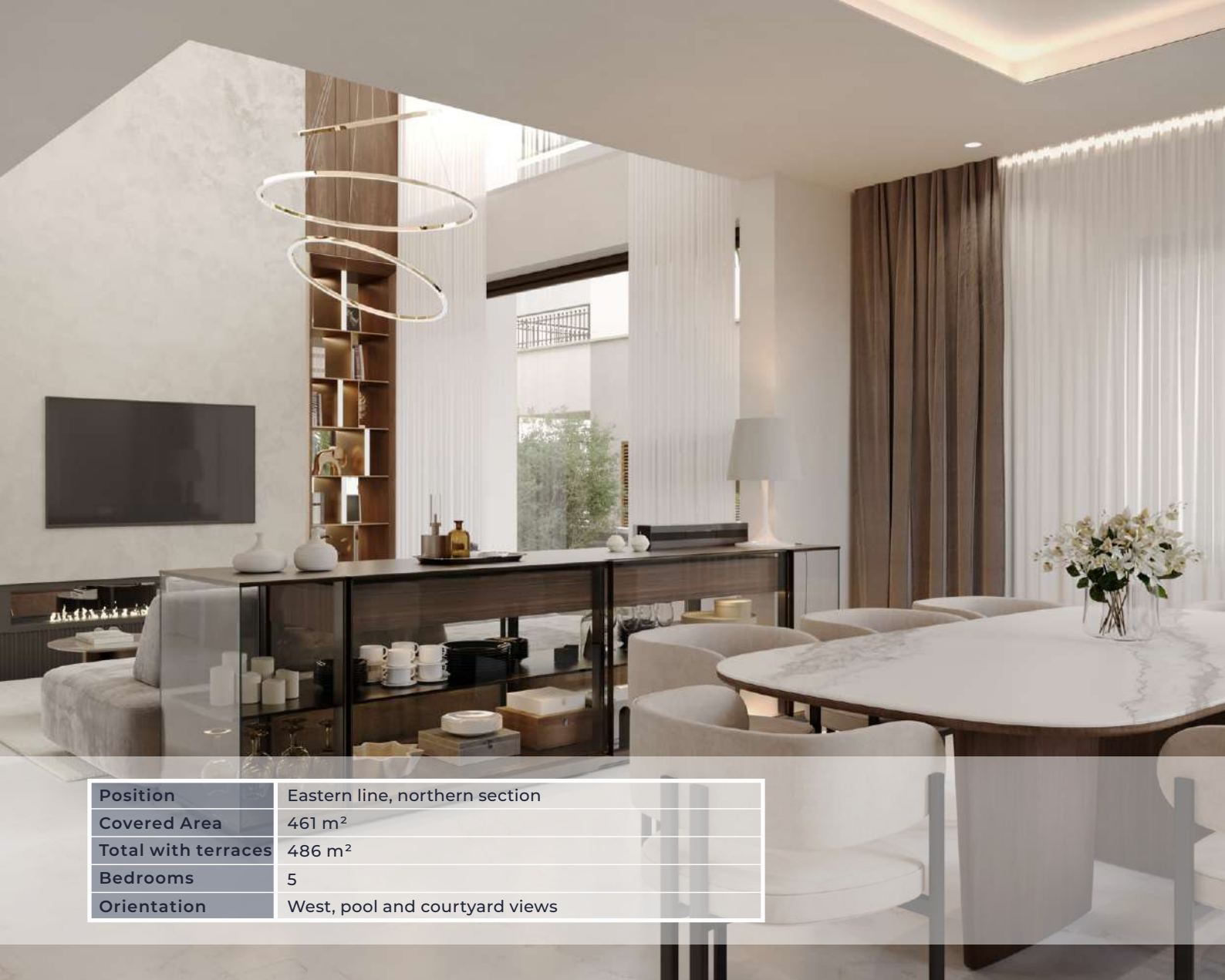
BASEMENT



FIRST FLOOR



SECOND FLOOR



Position	Eastern line, northern section
Covered Area	461 m ²
Total with terraces	486 m ²
Bedrooms	5
Orientation	West, pool and courtyard views

► Villa 5

Oriented to the west, with the pool ahead and the sea to the south.

Villa 5 sits on the eastern line in the northern section of the site, giving it proximity to the sea alongside a direct western outlook over the pool and inner courtyard.

The ground floor is generous and unhurried in its layout: an open kitchen and dining space, two distinct living zones, and a study, all extending onto a terrace.

The upper level holds three bedrooms: a master suite with en-suite bathroom and wardrobe, and two further bedrooms with a shared bathroom, each with terrace access. The basement adds a fourth bedroom, a gym, garage and laundry, a fully self-contained lower level that works as staff accommodation, a guest suite, or a private wellness floor depending on how the owner uses the house.

Villa 7 & 8



BASEMENT



FIRST FLOOR



SECOND FLOOR



Villa 7

Position	Eastern line, central section
Covered Area	583 m ²
Total with terraces	634 m ²
Bedrooms	6
Orientation	West, pool and courtyard views

Villa 8

Position	Western line, central section
Covered Area	583 m ²
Total with terraces	633 m ²
Bedrooms	6
Orientation	East, pool and central courtyard views

➤ Villa 7

Oriented to the west, catching the afternoon and evening sun.

➤ Villa 8

Oriented to the east, opening to the morning light.

Villas 7 and 8 are mirror images of each other, positioned symmetrically on either side of the central pool. The villas share the same layout: living room facing directly onto the pool through full-height glazing, three upper-level bedrooms with private terraces, and two rooms at basement level. The only difference between them is orientation: Villa 7 catches the western afternoon light, Villa 8 the eastern morning light.

Villa 9 & 10



BASEMENT



FIRST FLOOR



SECOND FLOOR



Villa 9

Position	Eastern line, southern section
Covered Area	540 m ²
Total with terraces	578 m ²
Bedrooms	6
Orientation	West, pool and courtyard views

Villa 10

Position	Western line, southern section
Covered Area	540 m ²
Total with terraces	578 m ²
Bedrooms	6
Orientation	East, pool and courtyard views

➤ Villa 9

Oriented to the west, catching the afternoon and evening sun.

➤ Villa 10

Oriented to the east, opening to the morning light.

Villas 9 and 10 sit opposite each other in the southern section of the site, mirror villas in both layout and scale. The ground floor kitchen is positioned separately from the main living and dining area, which opens directly onto the pool through a full-width terrace. The upper level holds four en-suite bedrooms, each with a private wardrobe. Two further rooms at basement level complete the layout. The distinction between them is orientation: Villa 9 faces west into the afternoon and evening sun, Villa 10 faces east into the morning light.

Villa 11 & 12



BASEMENT



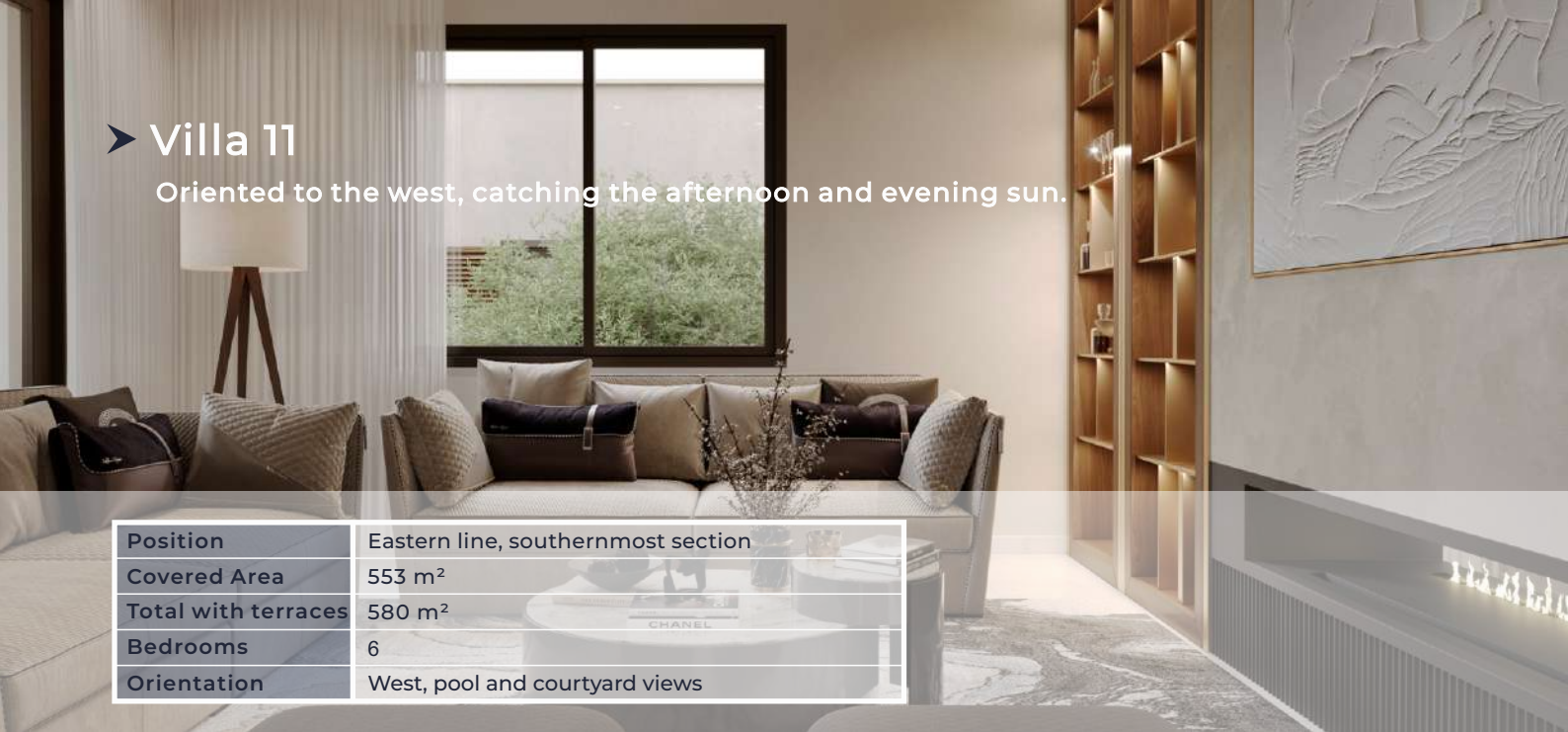
FIRST FLOOR



SECOND FLOOR

► Villa 11

Oriented to the west, catching the afternoon and evening sun.

A modern living room with a large window, a beige sofa, a white coffee table, and a built-in wooden shelving unit with a fireplace.

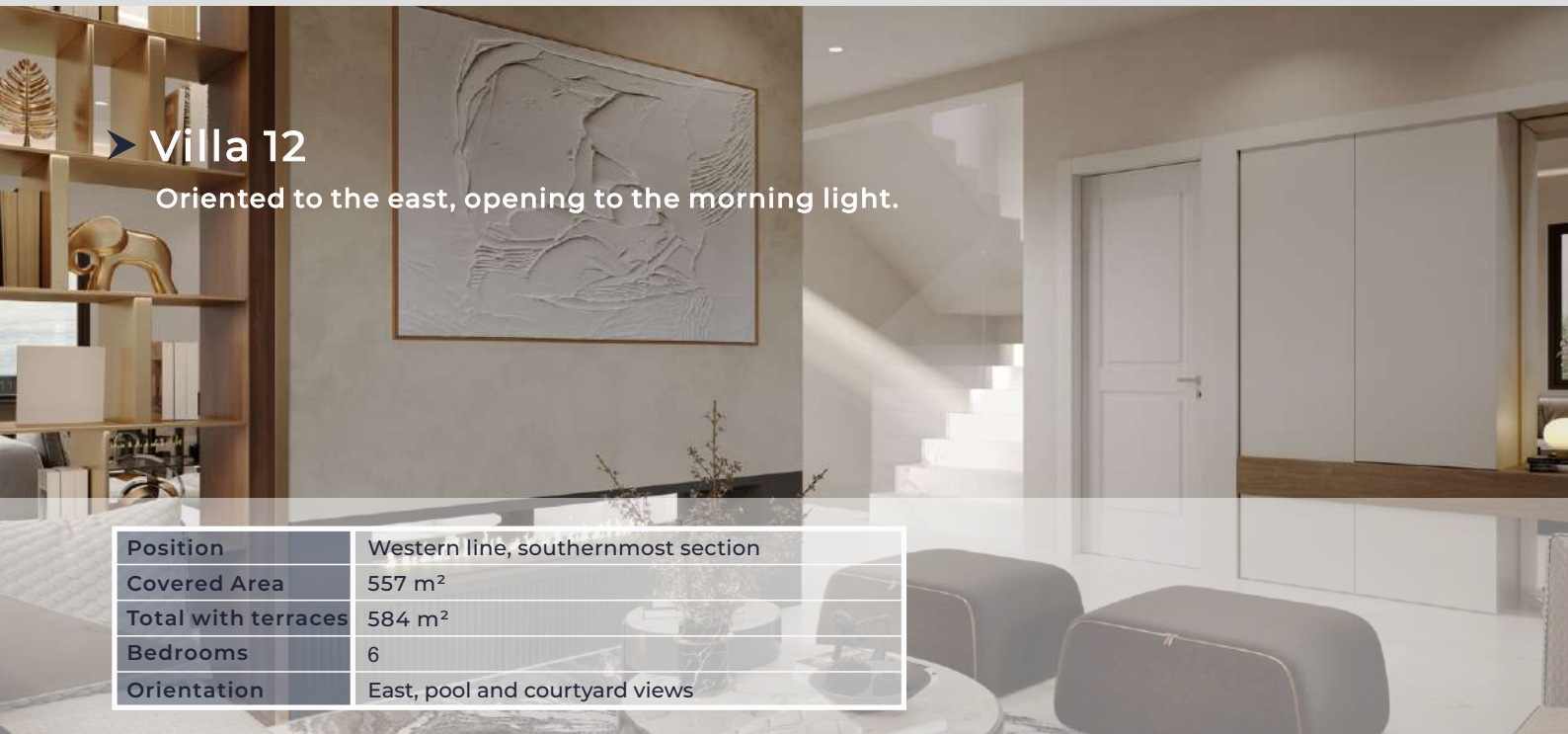
Position	Eastern line, southernmost section
Covered Area	553 m ²
Total with terraces	580 m ²
Bedrooms	6
Orientation	West, pool and courtyard views

Villa 11 is a west-facing villa at the southern end of the eastern line.

The afternoon sun moves directly across its facade, filling the living spaces and terrace as the day progresses toward evening. The ground floor is arranged across multiple living zones with a separate dining area and kitchen to the rear. The upper level holds four en-suite bedrooms, each with terrace access. The basement is the most private floor: a further bedroom, a sitting room, wine cellar and garage.

► Villa 12

Oriented to the east, opening to the morning light.

A modern living room with a large window, a white coffee table, and a built-in wooden shelving unit with a fireplace.

Position	Western line, southernmost section
Covered Area	557 m ²
Total with terraces	584 m ²
Bedrooms	6
Orientation	East, pool and courtyard views

Villa 12 sits at the southern end of the western line, with the green belt directly behind it and the pool ahead; in a sheltered position, privately buffered to the rear, open to the east.

The ground floor living space faces the pool and catches the morning light early. The upper level holds four en-suite bedrooms. The basement mirrors the depth of the ground floor: a bedroom, sitting room, wine cellar and garage.

Maisonettes 1-5



BASEMENT



FIRST FLOOR



SECOND FLOOR



➤ Maisonettes 1 & 5

Southern aspect, private garden, the same DNA in a more focused format.

Position	Northern line, outer position
Covered Area	294 m ²
Total with terraces	313 m ²
Bedrooms	5
Orientation	South, toward pool and sea

Maisonettes 1 and 5 sit at either end of the northern line, facing south toward the swimming pool, inner courtyard and the sea. Each spans two levels with a private garden, terrace and direct access to underground parking. The ground floor combines an open-plan living room with panoramic glazing, kitchen and dining area, plus a study or guest bedroom with its own bathroom. The upper floor has four bedrooms, each with en-suite bathroom and dressing room, including a master with terrace overlooking the pool and sea.



➤ Maisonettes 2, 3 & 4

Central northern position, light-filled and connected to the courtyard.

Position	Northern line, central positions
Covered Area	300 m ²
Total with terraces	310 m ²
Bedrooms	
Orientation	South, toward pool and sea

Maisonettes 2, 3 and 4 form the central section of the northern front, sharing the same southern orientation toward the pool and the sea. Despite their central location, the architecture preserves a sense of seclusion through considered spacing and a green buffer to the east. The main living space runs along a light axis from the entrance to the horizon, with natural daylight throughout the day.



Your own private beach

Terme de Medici's private beach is accessible directly from the complex, reserved exclusively for its residents.

The shoreline at Zygi holds Blue Flag certification, awarded annually by the Foundation for Environmental Education to beaches that meet strict standards for water quality, environmental management, safety and services.

Cyprus consistently ranks among the top countries in Europe for bathing water quality, and Zygi's coastline is part of that distinction.

From any residence in the complex, the beach is a short walk through the landscaped grounds and past the communal pool.



Specifications

Structure

Reinforced concrete frame designed to European seismic standards. Masonry external walls with thermal insulation. Internal partitions in plaster and gypsum board systems.

Facades

Travertino Classico Romano natural stone cladding combined with grafiato textured render. Marble windowsills throughout. External pavements in anti-slip finish (R11 rated).

Roof

Clay roof tiles with full insulation and waterproofing layers beneath.

Windows and Glazing

Muskita aluminium profiles (MU2075 and MU3000) in bronze-brown finish. Double glazing: 4 mm energy glass with 6 mm laminated pane. Glass balustrades on balconies and terraces: 10 mm laminated glass in Muskita MU587 aluminium profile.

Internal Doors

Bertolotto Porte, Classic series, Bianco Laccato finish, white. Made in Italy.



Kitchen

Italian cabinetry by LUBE or Cucinense. Countertops by Atlas Concorde.

Wardrobes

Giessegi fitted wardrobes.

Bathrooms

Sanitary ware: Laufen (bathtubs, WCs, basins). Mixers and showers: Grohe. Concealed cisterns: Roca. Drainage: McAlpine systems.

Heating

Underfloor heating (water-based system) throughout. Solar thermal panels for hot water. Towel heater provision by Tesy in all bathrooms.

Air Conditioning

Gree inverter units, Pular series, in all principal rooms. VRV ducted system in main living areas.

Electrical

Legrand switches and sockets, Belanko S series, throughout all residences.

Lighting

NEKO recessed downlights. Philips LED fittings. Luz Negra aluminium profiles for integrated linear lighting. Nova Luce wall-mounted fixtures in corridors and external areas.

Paint

Sherwin-Williams system throughout. Ceilings in white. Walls in warm beige.

Energy

Huawei photovoltaic inverter system with net metering.

Sewage

Each villa equipped with a dedicated sewage pump station: dual pump configuration (duty and standby) for operational continuity.



➤ Your Investment, Protected

Terme de Medici is sold off-plan with safeguards in place under Cyprus property law.

Title and Ownership

All residences are sold freehold with individual title deeds. The title deed is issued by the District Land Registry within three years of completion and handover of the residence.

Deposit Security

Upon payment of the first instalment, the Sale and Purchase Agreement is submitted and registered at the Land Registry. This registration protects the buyer's interest in the property from the date of deposit, in accordance with the Sale of Immovable Property (Specific Performance) Law.



What Is Included

All residences are delivered with:

Complete internal finishes throughout all above-ground and underground levels

Fitted kitchen with cabinetry, stone worktops and integrated infrastructure

Bathroom fittings and sanitaryware throughout

Air conditioning and underfloor heating systems

Kitchen appliances: fridge, oven, ceramic hob, extractor hood, dishwasher, washing machine, tumble dryer

Additional at Buyer's Cost

The following items are available as optional additions and are not included in the standard delivery:

Furniture packages

Private automation upgrades

Smart home integration beyond the standard specification

Landscaping upgrades to private garden areas

Construction Completion - 2026



We're shaping a better future
through innovative construction
and design.

Novel Development

Novel Development is a boutique property developer based in Larnaca, Cyprus, headquartered in Novel Tower, the largest business centre in the city, which the company designed and built.

The company was founded by principals with a background in European private wealth management. That background shapes everything: the same discipline applied to managing capital, assessing risk and preserving value over decades now applies to how we select sites, specify materials and manage construction. Every development is treated as a long-term asset because that is how we were trained to think.

We fund our projects with our own capital and we build to standards we would apply to our own homes.

For owners who want it, we remain involved long after the keys are handed over: managing properties, handling legal and financial matters, supporting relocations, and staying the single point of contact.

Our team brings together over fifteen years of experience across construction, urban development and project management, drawn from international consulting firms, investment companies and European development businesses. Having worked across different countries and lived in different cities, we understand what a well-made home actually requires, from experience.

Comfort, air quality, water purity, security and silence are the baseline.



NOVEL

DEVELOPMENT

NOVEL TOWER

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+357 24 000 908

novel-development.eu

info@novel-development.eu

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