

**AGIOS TYCHONAS**  
**VILLA**



UNIQUE DEVELOPMENT  
WITH A STUNNING SEA VIEW



# PRESTIGIOUS SUBURB OF LIMASSOL



## DESCRIPTION

Luxurious five-bedroom villa in one of Limassol's prestigious areas — Agios Tychonas, just 2 minutes away from the famous Four Seasons hotel. This unique development with stunning sea view sits on a sizable plot and reflects latest architectural trends, exclusive design, and unrivaled engineering. This adorable property enjoys outdoor and indoor swimming pools with mosaic tiles, landscaped gardens, and ample parking space. Extra attention has been paid to finishes, which include marble, solid wood parquet throughout the villa, natural wood decking around the pools and on the verandas. The level of comfort is enhanced by advanced engineering features, such as a smart home system, water underfloor heating and central VRF conditioning.



## MAJOR BENEFITS

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- PRESTIGIOUS SUBURB OF LIMASSOL
- PROXIMITY TO 5-STAR HOTELS AMATHUS AND FOUR SEASONS
- UNOBSTRUCTED SEA VIEWS
- MODERN DESIGN AND HIGH STANDARD FINISHES
- SMART HOME SYSTEM
- OVERFLOW AND INFINITY POOLS (OUTSIDE AND INSIDE)





## INTRODUCTION

Limassol is the second largest urban area in Cyprus, located on the southern coast, with an urban population of 160,000 — 176,700. Limassol was built between two ancient cities — Amathus and Kourion — and during Byzantine rule it was known as Neapolis (new town). Limassol's historical centre is located around its medieval Limassol Castle and the Old Port. Today the city spreads along the Mediterranean coast and has extended much farther than the castle and port, with its suburbs stretching along the coast to Amathus.

The history of Limassol is largely associated with the Third Crusade of Richard the Lionheart, who arrived in Limassol in 1191 on his way to the Holy Land. He arrested the renegade Byzantine Greek governor of Cyprus Limassol, Isaac Komnenos, taking over the entire island, and bringing the long Byzantine dominion of Cyprus to an end. Richard also celebrated his marriage with Berengaria who had received the crown as queen of England in Limassol. Richard destroyed Amathus and the inhabitants were transferred to Limassol.

Limassol has a Subtropical-Mediterranean climate with warm to hot dry summers and very mild winters, which are separated by short springs and autumns that are generally pleasant.

LIMASSOL COMBINES THE FAST PACE  
OF A CITY AND THE COMFORT OF A FIRST-CLASS  
MEDITERRANEAN RESORT





## LOCATION

The project is conveniently positioned in a carefully selected, quiet, and safe neighborhood in one of Limassol's prestigious areas — Amathunda. The ancient Amathus excavation and 5-star Amathus Beach Hotel with its golden sandy beaches and excellent SPA facilities are only 5 minutes away. Limassol's best leisure and residency amenities, are only moments away, from fine restaurants to health centres and from pharmacies to banks, Limassol has it all.







## LUXURY FINISHES:

MARBLE FLOOR AND WALLS IN THE TOILETS AND BATHROOMS, MARBLE FLOOR IN THE LIVING ROOM AND KITCHEN, SEMI-SOLID PARQUET FLOORS IN BEDROOMS, KITCHEN CABINETS AND WARDROBES FROM EUROPEAN BRANDS, DOUBLE GLAZED WINDOWS WITH ALUMINUM FRAMES, FIRST CLASS SANITARY WARE





# OVERFLOW AND INFINITY POOLS

(OUTSIDE  
AND INSIDE)





PROXIMITY TO 5-STAR  
HOTELS AMATHUS &  
FOUR SEASONS





UNOBSTRUCTED  
SEA VIEW







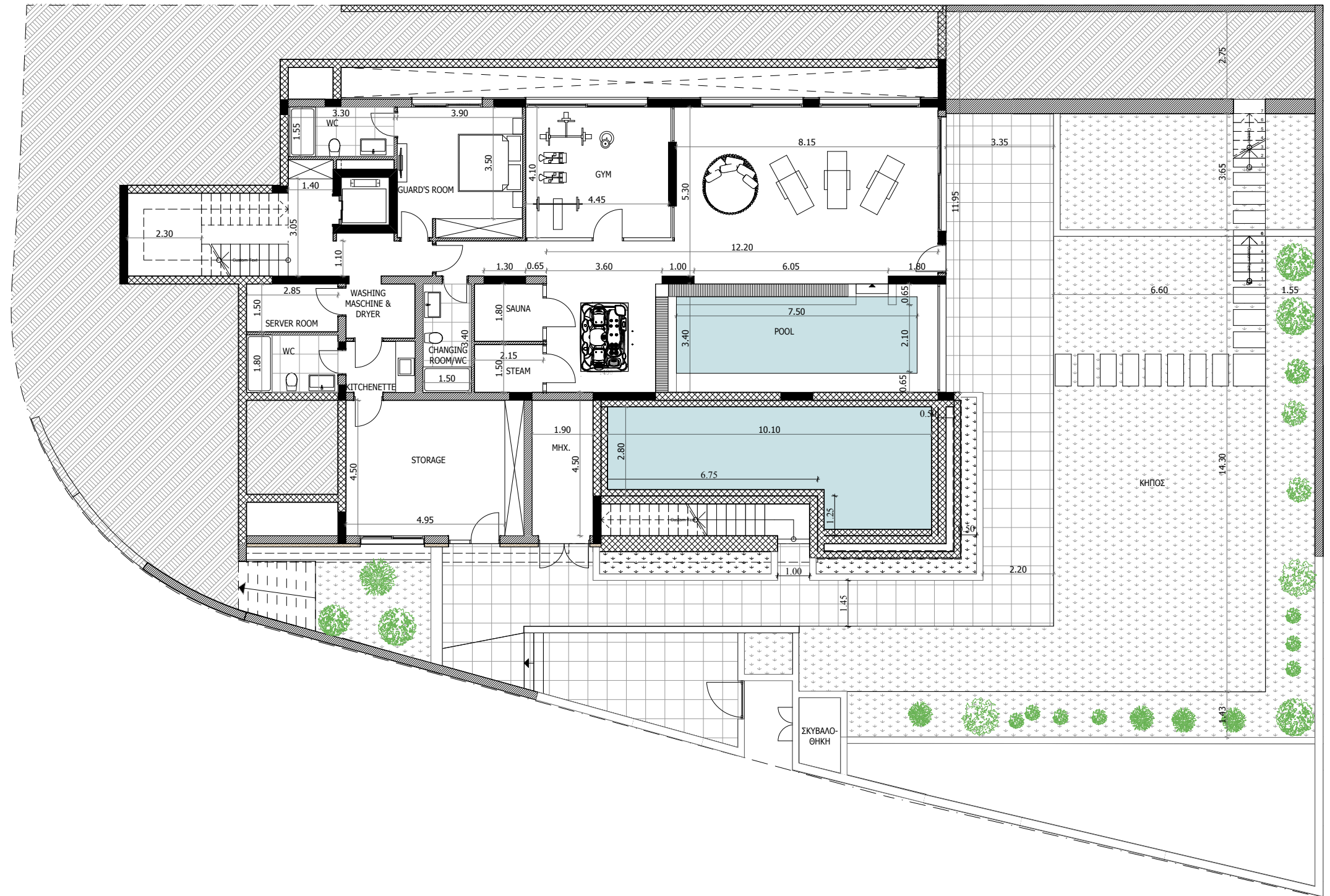
## SCHEDULE OF AREAS

Property	Bedrooms	Bathrooms	Pool	Parking spaces	Indoor area sq.m.	Covered veranda sq.m.	Garage area sq.m.	Uncovered veranda sq.m.	Planter area sq.m.	Plot area sq.m.	Total area sq.m.
House	5	7	yes	2	554.75	106.00	38.30	158.00	8.00	921.00	865.05

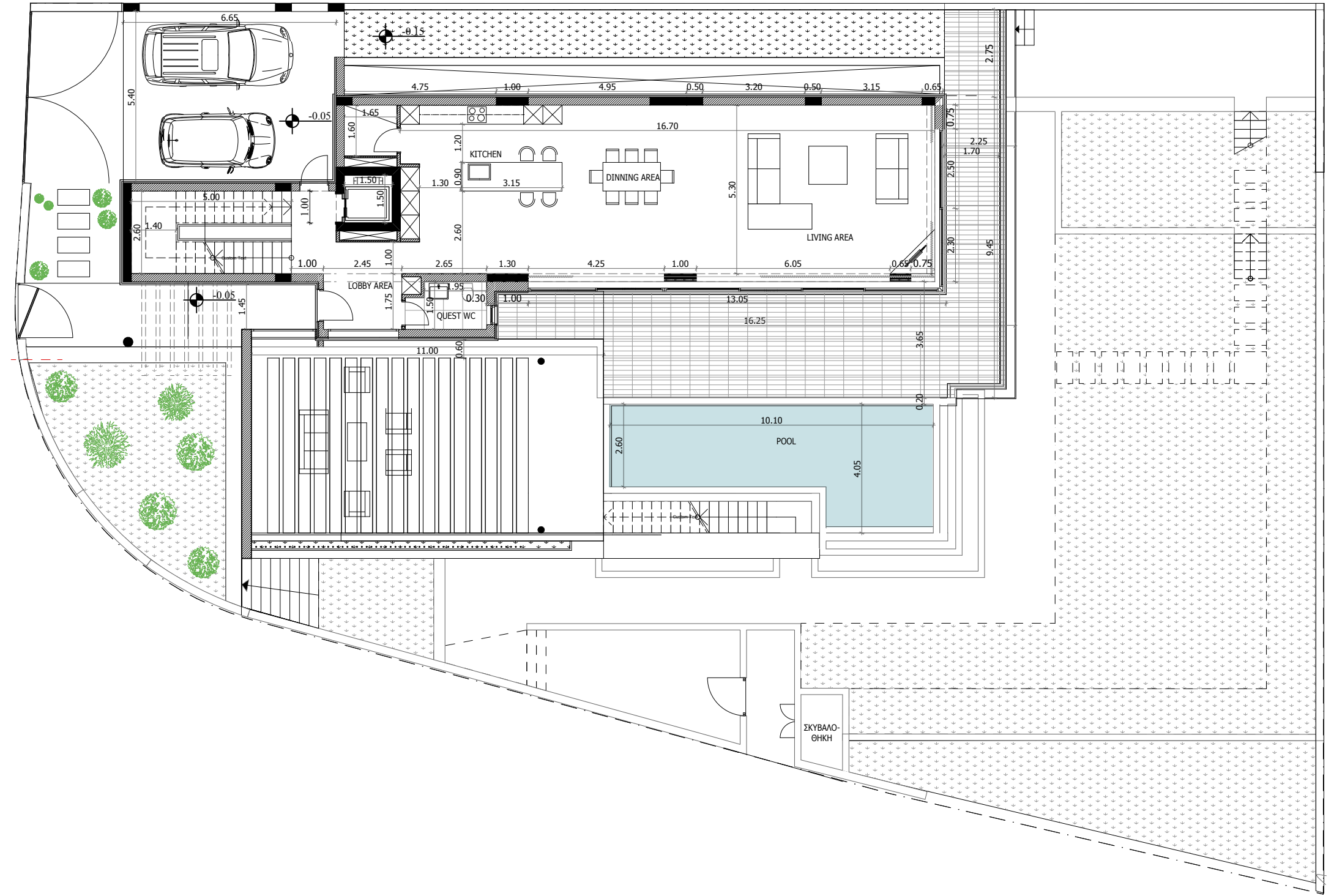
**NOTE:** the areas stated above may slightly differ upon issuance of relevant authority permits





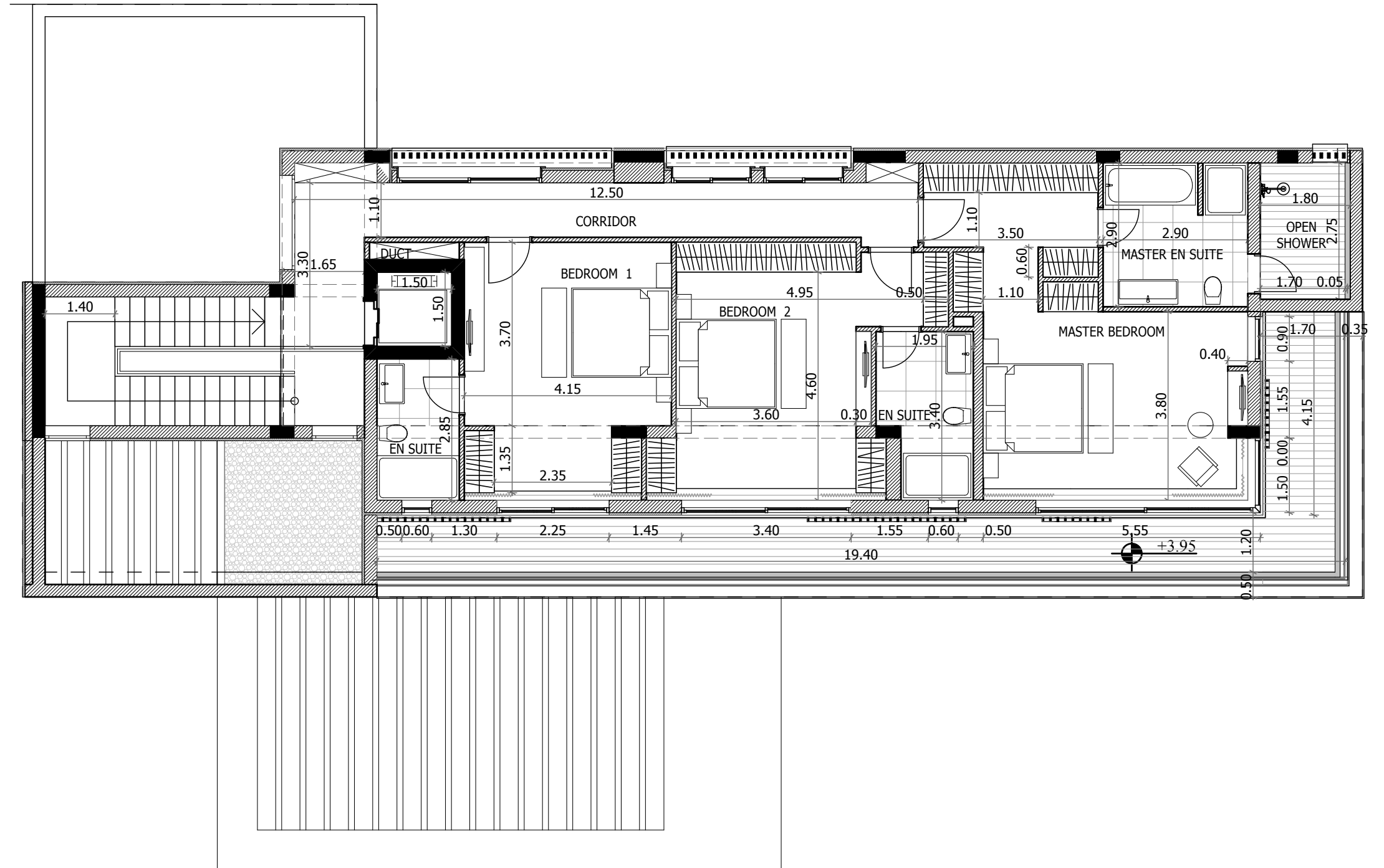






\*Floor plans show approximate measurements only. Exact layout and sizes may vary.







## SIGNATURE FINISHES

### ELEGANCE PACKAGE

EVERY PROPERTY IS DELIVERED WITH THE SIGNATURE TOP STANDARD FINISHES:

- | Fully completed finishings
- | Semi-solid parquet floors in the bedrooms
- | Marble floor and walls in the toilets and bathrooms
- | Marble floor in the living room and kitchen
- | High ceilings (3.15 m)
- | Security and fireproof entrance doors
- | Intercom system
- | Underfloor heating
- | Central VRF conditioning
- | Highstandard sanitary ware from European brands
- | Thermal aluminum window frames with double glazing
- | High standard kitchen cabinets
- | High standard wardrobes from European brands
- | Soft closers
- | Door stoppers

**NOTE:** Movable furniture, home appliances & interior items are extras





## PERMANENT RESIDENCE PERMIT

### UNIQUE CYPRUS PERMANENT RESIDENCY FOR PROPERTY BUYERS

Life-long validity

For all family members inc. children and parents

Possibility to own a business in Cyprus

The Cyprus Permanent Residence Program (PRP) grants the right to travel within the EU with less elaborate visa requirements and may be the first step towards a successful application for the Cyprus Investment Programme. We offer an "A to Z" service for non-EU citizens seeking residency in Cyprus by means of buying a property.

To be granted a life-long (permanent) residence permit in Cyprus, the applicant needs to purchase a new residential property or two new properties from the same property development company at a total price of 300 000 Euros excluding VAT. At the time of submission of the application, 200 000 Euros (excluding VAT) must be transferred in settlements of the property and the contract of sale must be registered at the Lands Office. The issuance of the Permanent Residence Permit takes approximately 2 months from the day of submission of all relevant documentation and covers all family members, including financial dependent children under 25 years old. A Cyprus Permanent Residence Permit allows the holder to stay in Cyprus all year round.

## CYPRUS INVESTMENT PROGRAMME

### INVESTMENT REQUIREMENTS

Minimum investment: 2 mln EUR

The investment may be sold in 5 years

Donation of 75 000 to the Cyprus Land Development Corporation

Donation of 75 000 to the Research and Innovation Foundation, subject to certain exceptions

### BENEFITS OF THE CYPRUS INVESTMENT PROGRAMME

Obtaining Cyprus citizenship through the Cyprus Investment Programme enables successful applicants to enter, reside, study and work in the European economic area (European Union, Iceland, Liechtenstein, Norway and Switzerland) without a visa.

Successful applicants are entitled to maintain dual citizenship, which acts as an effective tool for international tax planning and provides financial privacy to the applicant.

Wide choice and combination of investment options.

Freedom to study in European universities paying lower tuition fees.

No residency requirements are imposed on citizens.

The Cyprus Investment Programme enables successful applicants to travel to 157 countries without a visa









