

**LUXURY 4 BEDROOM VILLA IN THE BRAND  
NEW DEVELOPMENT ON THE HILL OF  
AGIOS TYCHONAS**

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1 550 000 €

|                                           |                              |                                         |                    |
|-------------------------------------------|------------------------------|-----------------------------------------|--------------------|
| <b>Property Code:</b>                     | 1614                         | <b>Type:</b>                            | Sale - House/Villa |
| <b>Location:</b>                          | Limassol - AGIOS<br>TYCHONAS | <b>Internal Area:</b>                   | 203 m <sup>2</sup> |
| <b>Plot Area:</b>                         | 510 m <sup>2</sup>           | <b>Bedrooms:</b>                        | 4                  |
| <b>Bathrooms:</b>                         | 2                            | <b>Number of floors:</b>                | 2                  |
| <b>Distance to the sea:</b>               | 500 m                        | <b>Distance to airport:</b>             | 60 km              |
| <b>Status:</b>                            | Under Construction           | <b>VAT:</b>                             | +VAT               |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 91                           | <b>Covered verandas, m<sup>2</sup>:</b> | 10                 |

**Property features:**

|                |              |            |                            |
|----------------|--------------|------------|----------------------------|
| Telephone Line | Private Pool | Store Room | Solar panels for hot water |
| Double Glazing | Garden       | Parking    | Balcony                    |

**Description:**

Residences enjoys a privileged location in one of the most desirable residential suburbs of Limassol, with spectacular views of the Limassol coastline and marina and just moments away from Limassol's finest five star hotels. A collection of 6 luxury villas, 9 townhouses, 12 suites and 2 residences, Aria offers contemporary living just minutes away from the city.

**Location:** Exclusive area in the hills of Ayios Tychonas, moments away from the city and coastline.

**Views:** Spectacular views of the Mediterranean sea, marina, city and the rural surroundings.

**Design:** Contemporary architectural design with optimal natural light and luxurious materials borne out of the earth.

Villa is set around private pools with stunning views to the sea, city and mountains. They respond to the confident tastes of discerning clients.

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