



DiONE RESIDENCE

AGIOS TYCHON, LIMASSOL, CYPRUS

by BCL PRO

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DiOne
by BCL Pro

IDEA

OVERVIEW OF DiOne

Welcome to DiONE.

Your A-Class Energy Efficient Home in the heart of Cyprus.

Our mission is to provide you with amazing comfort while taking care of the environment.

DiONE is the embodiment of this idea. It is a modern luxury residential complex with a magnificent sea view, situated within walking distance from the beach.

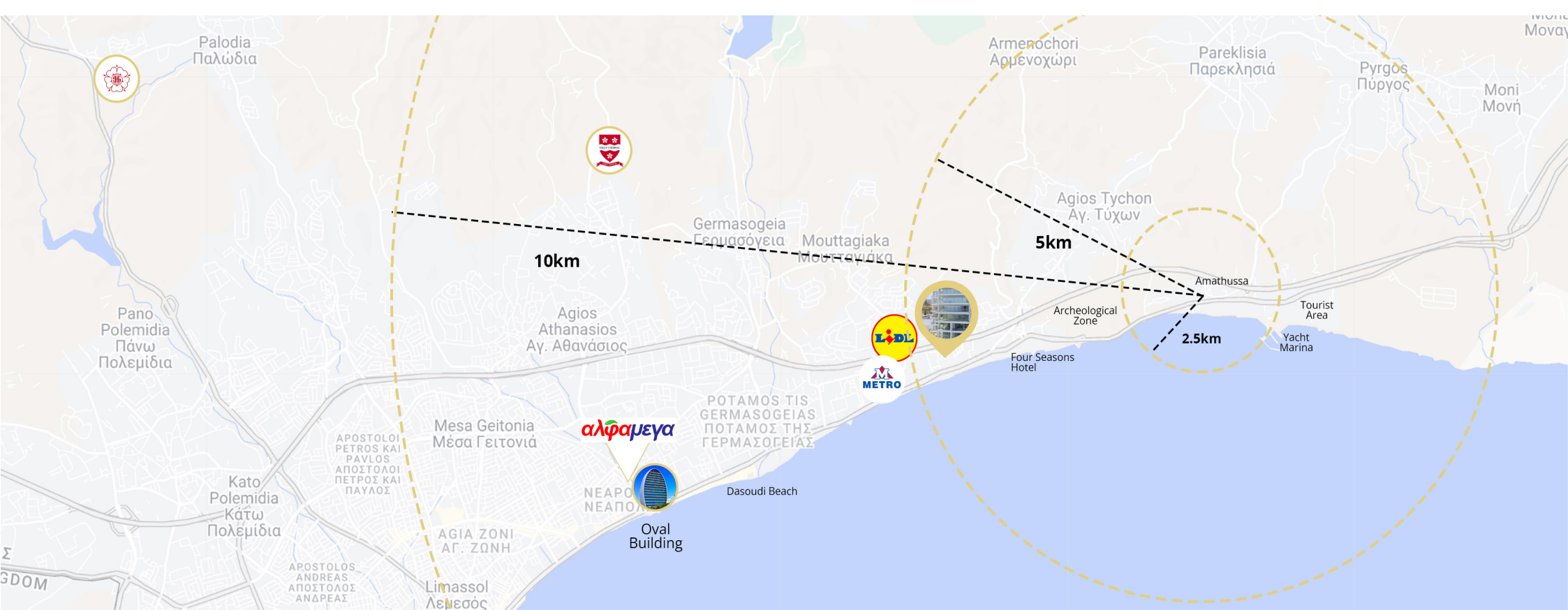
The building of the complex includes 9 levels: underground parking, a spacious lobby with reception area, six floors with apartments and three luxurious secure rooftop garden areas being integral part of the penthouses on the 6th floor. The complex has 20 apartments consisting of 1, 2 or 3 bedrooms with separate bathrooms.

Each apartment offers a spacious living room with a kitchenette, large covered veranda overlooking the breathtaking view of the sea.

The interiors of the apartments and the lobby are made in a modern, laconic style, in discreet and pleasant colours. Each apartment has spacious bedrooms and large verandas with panoramic sea views.



LOCATION



SETTING

DiONE is situated in Agios Tychon, the most enchanting part and one of the most popular tourist areas of Limassol. That's why you can be sure to meet with developed infrastructure, picturesque villages and diverse restaurants, cafes, beautiful beaches and first class hotels. Living in such a beautiful and eco-efficient home embodies a life of leisure in a cozy seaside and mountain resort at the same time.



WHY CYPRUS?

Cyprus is a modern, cosmopolitan and thriving EU member state. Blessed with a clean and beautiful natural environment, encouraging a healthy lifestyle.

It also has a safe family-orientated society and a business-friendly environment with an excellent tax regime. This country has a rich history with lots of wonderful places to explore.

LIVE NEAR THE SEA



RESIDE IN DiONE

You might be wondering what it would be like to reside in DiONE. In the process of creation and planning many areas are important but these three stood out the most: Relax, Elegance, Eco-friendly



RELAX, ELEGANCE, ECO-FRIENDLY

If elegance and luxury are important to you, then DiONE is the right place to be. Every design was carefully thought of and channels the creative ability of our architects and designers, while also being suitable for every taste.

LIVE AND ENJOY



LOBBY

First impressions are very important, hence the look and atmosphere of DiONE's lobby is created in a way that is elegant, luxurious and spacious. The materials and colours used are heavily inspired by nature. The Lobby has a sitting area with comfortable furniture, so the guests of our residents can feel welcomed and enjoy the surroundings.



WELLNESS & SPA

SPA zone of DiONE is a place for you to relax and forget about your everyday troubles. The facility can be found indoors and includes steam and sauna rooms.

SPORTS & LEISURE



PATIO & OUTDOOR GARDEN

Outdoor space is an essential for every luxury property, and a well-designed garden acts as an extra room of the apartment. The outdoor garden maximizes the spaces of your property and includes patio, sunbathing zone and outdoor swimming pool.



GYM

If you prefer more active forms of relaxation then the outdoor Gym offers a diverse choice of professional equipment and space for yoga.

LIVE WITH PLEASURE



OUTDOOR SWIMMING POOL

The absolute highlight of the outside area is a large beautiful pool which is available to our residents. The pool area consists of an overflowing pool, kids pool and jacuzzi and is accompanied by various lounge areas to enjoy the sun. This area of the complex is secluded and is surrounded by the Mediterranean garden with local plants and trees attered through an automatic irrigation system.



SEA VIEW ROOF-GARDEN

The rooftop area of DiONE not only has a spectacular view of the city and the sea but it is also a space to lounge with friends, family and neighbours.

BREATHTAKING VIEWS



DiOne

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ENGINEERING INFRASTRUCTURE



AUXILIARY BUILDING WITH WATER TREATMENT SYSTEM

The modern water treatment system is housed in an auxiliary building next to the swimming pool. The building is also equipped with showers, changing rooms, a barbecue area.



VRF AIR-CONDITION SYSTEM

Each apartment in the building is equipped with an automatic air conditioning system based on Daikin technology and equipment.



WATER SOLAR HEATER SYSTEM

Each apartment in the building is equipped with a solar panel for hot water heating with a backup cold and hot water tank and a water pressure system.



PHOTOVOLTAIC ROOF SYSTEM

DiONE Residence has 28 kWt of photo~voltaic panels installed on the roof of the building. It will power on all electrical need for common area and the half of this power will be distributed among all penthouses.



ADVANTAGES OF PHOTO-VOLTAIC SYSTEM



Provides clean and renewable energy



Provides clean and renewable energy



Highly reliable system lasting for 25 years to operate



Better for environment

PENTHOUSE NO 601



AVAILABLE FOR SALE TURN-KEY BASIS

Nothing enhances a property like a penthouse – and there's no more coveted residential unit than the luxury apartment on the top floor. This particular penthouse combines maximum comfort and privacy with unobstructed panoramic views to create an extraordinary feel-good ambience.



The stand-out feature of penthouse life is primarily comfort, without ifs or buts; after all, this kind of luxury apartment has no discernible disadvantages as such. Who lives in a penthouse, he has great prestige.

Many dream of standing on their own rooftop terrace in the evening, looking down on the city with a glass of wine in hand. This luxury apartments are synonymous not just with living space but pleasure too.

PENTHOUSE NO 601



It's no secret that the higher up you go, the better the view gets. Penthouses typically benefit from the best vistas in the building, so if you're looking for a dwelling that captures breathtaking views of the cityscape, then this where you want to be.



It may not be an important factor for any one, but it goes without saying that penthouses are a status symbol. They have a certain wow-factor that will always impress guests and, more importantly, can be a savvy investment. Because there are only a few in the building, penthouses are a limited asset with unique appeal.

APT. 601

2 BEDROOMS - TOTAL AREA 223M²

SALE PRICE - CALL US FOR DETAILS

APARTMENT FEATURES

Covered area	95m ²
Covered veranda	17.5 m ²
Roof Garden	110.5 m ²
External Storage	8,0 m ² at the Basement
Parking space	2 at the Ground floor
Built-in-furniture	High-end package
Sanitary equipment	High-end package
Kitchen appliances	High-end package
Free -standing furniture	Fully equiped from Italy



APT. 601

FLOOR PLANS



APT. 601 ROOF GARDEN FLOOR PLAN

ROOMS EXPLICATION

Living Room / Kitchen / Corridors 49 m²

Bedroom 1 20 m²

Bathroom 1 4 m²

Bedroom 2 18 m²

Guest Toilet 4 m²



APT. 601 FLOOR PLAN

APT. 602

3 BEDROOMS - TOTAL AREA 298 m²

SALE PRICE: CALL US FOR DETAILS

APARTMENT FEATURES

Covered area	115.5 m ²
Covered veranda	33 m ²
Roof Garden	149.5 m ²
External Storage	8,0 m ² at the Basement
Parking space	2 at the basement
Built-in-furniture	Standard package
Sanitary equipment	Standard package
Kitchen appliances	Standard package



APT. 602

FLOOR PLANS



APT. 602 ROOF GARDEN FLOOR PLAN

ROOMS EXPLICATION

Living Room / Kitchen / Corridors	61 m ²
Bedroom 1	18 m ²
Bathroom 1	4 m ²
Bedroom 2	15 m ²
Bathroom 2	4 m ²
Guest Toilet	4 m ²
Office	9.5 m ²



APT. 602 FLOOR PLAN

A modern penthouse interior featuring a spiral staircase with a black metal frame and wooden treads. The staircase is located on the left side of the image. To the right, there is a large glass wall or sliding door system that provides a view of a cityscape with buildings and trees. The floor is made of large, light-colored tiles with a subtle pattern. The ceiling is white with recessed circular lights. The overall atmosphere is bright and contemporary.

PENTHOUSE NO 602
REAL PHOTOS



APT. 603

3 BEDROOMS - TOTAL AREA 319.14 m²

SALE PRICE :CALL US FOR DETAILS

APARTMENT FEATURES

Covered area	157.5 m ²
Covered veranda	44,5 m ²
Roof Garden	118 m ²
External Storage	18,0 m ² at the Ground Floow
Parking space	2 at the Ground Floor
Built-in-furniture	Standard package
Sanitary equipment	Standard package
Kitchen appliances	Standard package



APT. 603

FLOOR PLANS



ROOMS EXPLICATION

Living Room / Kitchen / Corridors	64.5 m ²
Bedroom 1	24 m ²
Bathroom 1	19 m ²
Bedroom 2	16 m ²
Bathroom 2	5 m ²
Bathroom 3	9 m ²
Guest Toilet	4 m ²
Corridor	16 m ²



APT. 603 FLOOR PLAN

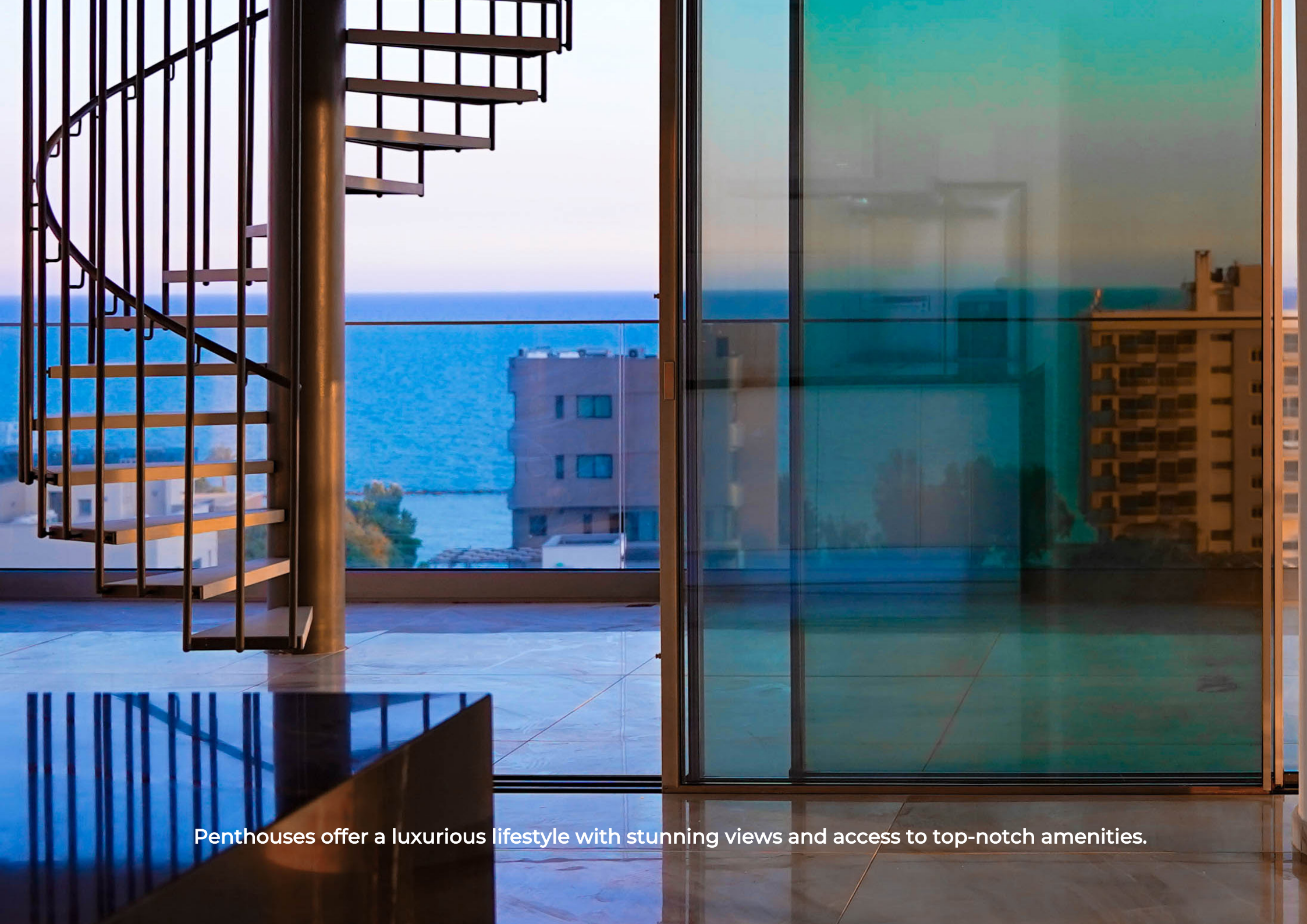
PENTHOUSE NO.603



This luxury apartments are synonymous not just with living space but pleasure too.

A photograph of a modern interior space, likely a balcony or a multi-level atrium. The space is characterized by large glass railings that reflect the surrounding environment, including a clear blue sky and distant buildings. A white spiral staircase is visible in the background, adding to the architectural complexity. The floor is made of light-colored, polished tiles that also reflect the light. The overall atmosphere is bright and airy, with a focus on clean lines and high-quality materials.

Anyone buying a Bentley or a Rolls Royce knows this kind of car's upkeep comes at a price; but the comfort and lifestyle are also on a completely different level than what you'd get with a cheaper small car.



Penthouses offer a luxurious lifestyle with stunning views and access to top-notch amenities.



Penthouses are highly sought after and tend to appreciate in value over time, making them a sound investment



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