

AYIA FYLA 437

LUXURY RESIDENTIAL BUILDING





HERITAGE PRIVATE SCHOOL

FOLEY'S SCHOOL



AGIA PHYLA 437

MEDITERRANEAN HOSPITAL

CROWNE PLAZA

LIMASSOL MARINA

CRUISE TERMINAL

MY MALL & CASINO

LOCATION



Fortim Developers presents a luxury residential development in a premium neighbourhood of vibrant Limassol, a lively residential paradise and vital commercial hub enjoyed year-round by tourists and residents alike for its beautiful beaches, stunning public spaces, and exceptional night life. Situated in a prime and highly coveted neighbourhood of the city, Ayia Fyla 437 combines easy access to the highway and proximity to all the main arteries leading to various commercial, medical, educational, and popular tourist destinations all located within a short commute.

This luxury development is designed to maximize the breathtaking views of Limassol and the Mediterranean Sea from the comfort of your living space, bedrooms, and terraces. Large and bright living spaces adjoining two master bedrooms and a guest bathroom are complimented by extensive outdoor spaces and covered parking spots with storage rooms for each unit. It is a property crafted to perfection, featuring optimized living spaces finished in carefully sourced high-end materials.

Fuelled by a high demand for rental properties across all seasons offering a minimum annual yield of 7%, Limassol's real estate market has experienced a significant growth of over 11% annually. A solid investment offering a secure revenue stream, Ayia Fyla 437 is an unmissable opportunity for both homebuyers and investors in the Cypriot real estate market.

Fortim Developers offers investors and future homeowners a comfortable deferred payment schedule tied to milestones, as well as access to our dedicated legal and European permanent residency consultants to facilitate all aspects of the acquisition process.

Your home in Limassol awaits.





ENTRANCE

- Natural marble floor in main entrance
- Secured main entrance door
- Remote controlled secure garage gate
- Frameless tempered security glass doors

ELECTRICAL

- European fixtures, outlets, and sockets
- Electrically operated shutters in bedrooms
- European video intercom in full colour HD
- TV points in living areas and bedrooms

HEATING AND COOLING

- Concealed VRV in living and dining area
- Split-type units in all bedrooms
- All cooling compressors placed in remote locations
- Provision for electrical heating in all areas

JOINERY

- Solid wood frame and main entrance door
- Laminated wood internal apartment doors
- MDF and Melamine wardrobes and cupboards
- Double glazed aluminium windows and doors

FLOORING

- Large format ceramic tiles in Living areas
- Non-slip large format tile for balconies
- Premium quality ceramic in bedrooms
- Optional premium laminate flooring AC4

BATHROOMS

- First choice European ceramic floors and walls
- Green gypsum board ceilings & IP44 lighting
- European high-quality fittings and fixtures
- Encased tanks and suspended WC

WALLS

- Thermally insulated external walls
- Partial natural stone cladding
- Internal walls acrylic emulsion over base-coat
- Latex rubber emulsion in parking areas

KITCHEN

- Ceramic worktop with custom made options
- Stainless steel or integrated resin sink
- Melamine doors and cabinetry
- Soft-close system to all cabinet doors and drawers

PROVISIONS FOR

- Surveillance CCTV cameras in parking
- Chimney shaft for fireplace where available
- Electrically operated curtains in bedrooms
- Photovoltaic Electrical panels priority

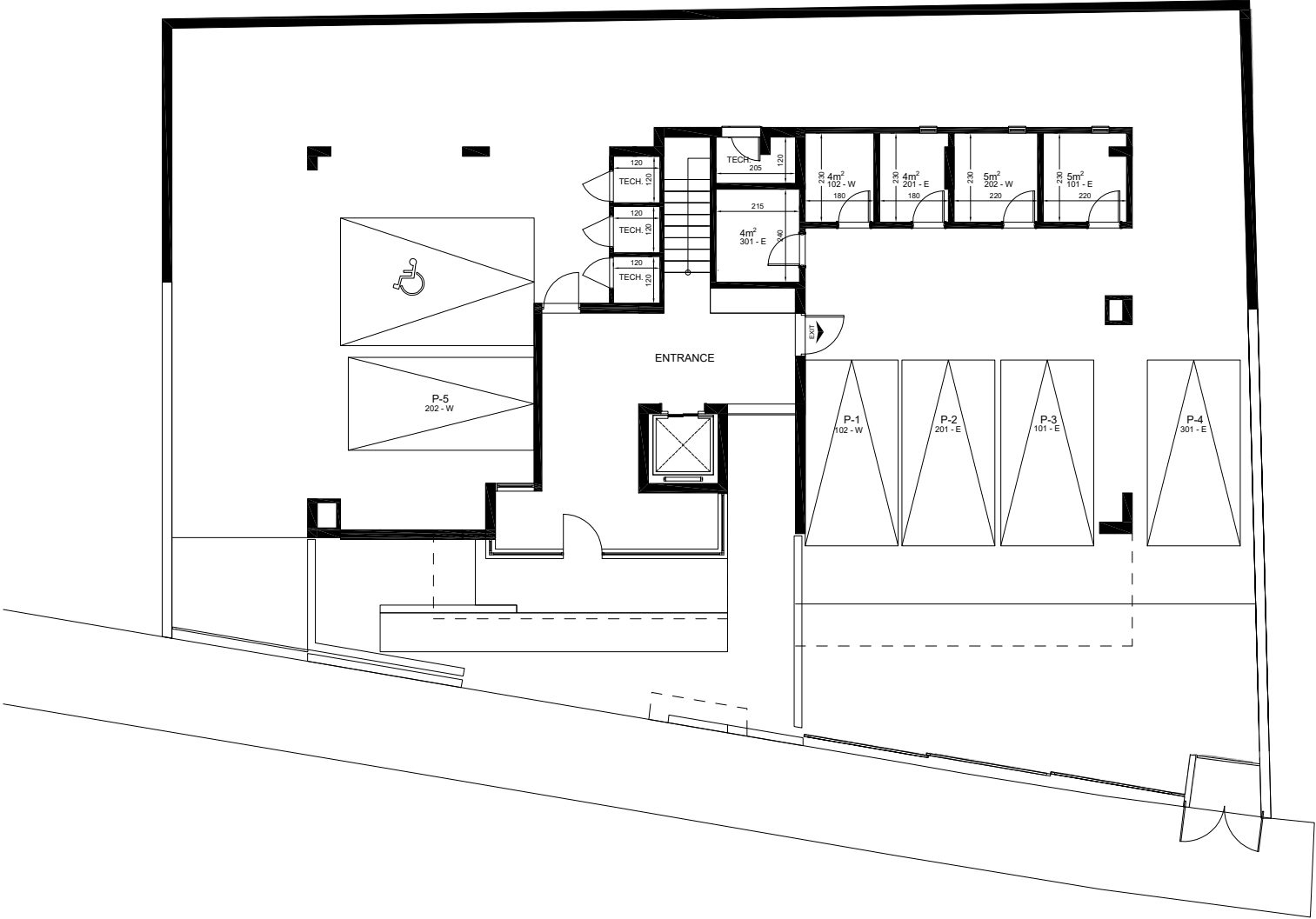
GENERAL (1)

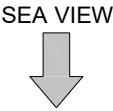
- Schindler elevator or equivalent 6 pax + disabled
- Independent solar water heating per apartment
- Independent water tank per apartment
- Frameless tempered glass balcony balustrades

GENERAL (2)

- Energy efficiency Class A
- Assigned parking space for each apartment
- Assigned storage room for each apartment
- Car parking for disabled access







APARTMENT 101	
Internal Area	85m ²
Common Area	15m ²
Covered Veranda	26m ²
Uncovered Veranda	62m ²
Total Area	188m ²

APARTMENT 102	
Internal Area	87m ²
Common Area	15m ²
Covered Veranda	23m ²
Uncovered Veranda	59m ²
Total Area	184m ²



1ST FLOOR PLAN



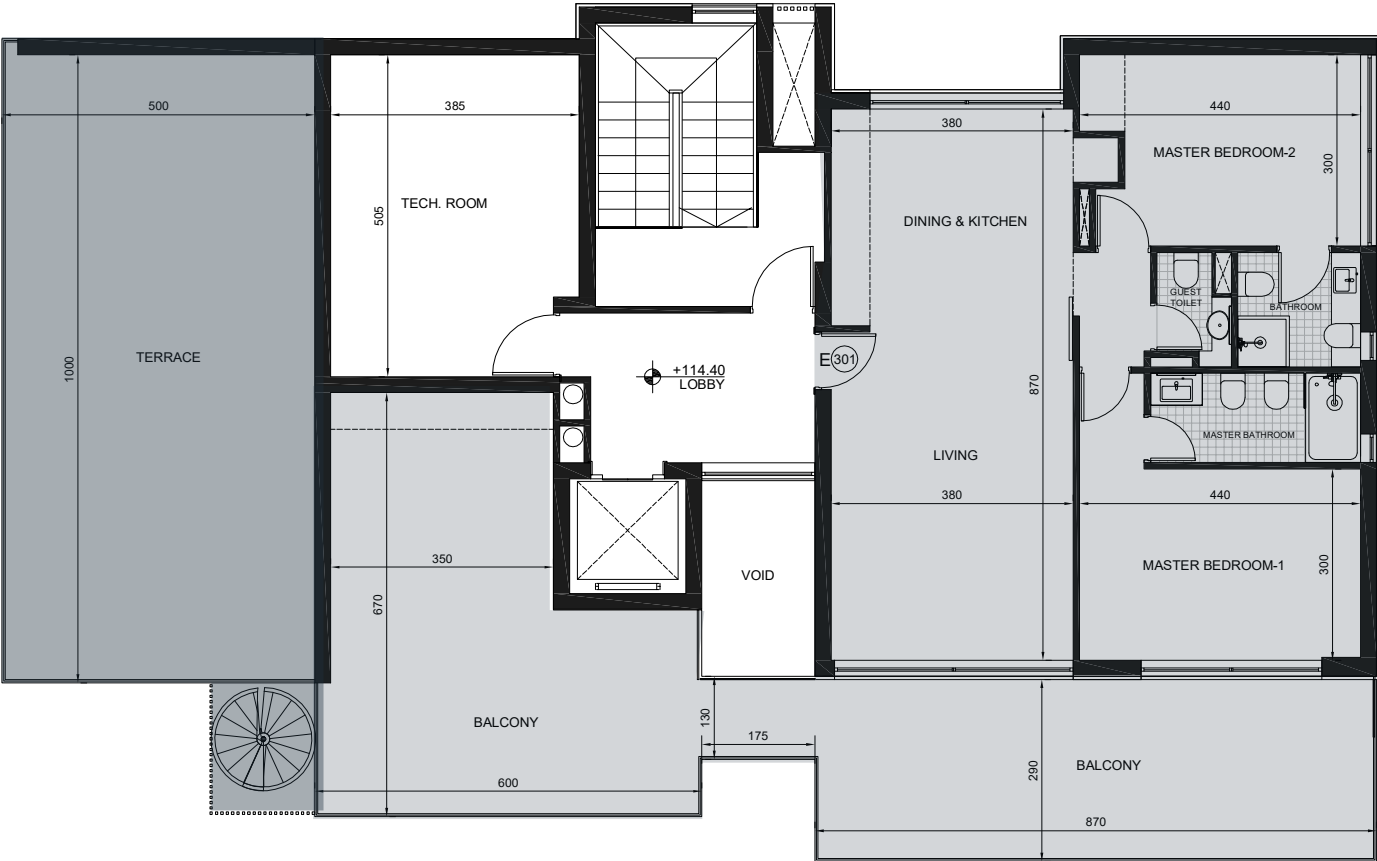
APARTMENT 201

Internal Area	85m ²
Common Area	15m ²
Covered Veranda	26m ²
Uncovered Veranda	0m ²
Total Area	126m ²

APARTMENT 202

Internal Area	87m ²
Common Area	15m ²
Covered Veranda	23m ²
Uncovered Veranda	49m ²
Total Area	174m ²





SEA VIEW



APARTMENT 301

Internal Area	85m ²
Common Area	15m ²
Covered Veranda	60m ²
Uncovered Veranda	0m ²
Total Area	160m ²

APARTMENT 202

Uncovered Veranda	49m ²
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APARTMENT AREAS



APARTMENT & FLOOR	INTERNAL AREA	COMMON AREA	COVERED VERANDA	UNCOVERED VERANDA	TOTAL AREA	STORAGE SPACE	MASTER BEDEROOMS	NUMBER OF BATHROOMS	PARKING SPACE
1ST FLOOR EAST 101	85 m ²	15 m ²	26 m ²	62 m ²	188 m ²	5 m ²	2	3	1
1ST FLOOR WEST 102	87 m ²	15 m ²	23 m ²	59 m ²	184 m ²	4 m ²	2	3	1
2ND FLOOR EAST 201	85 m ²	15 m ²	26 m ²	0 m ²	126 m ²	4 m ²	2	3	1
2ND FLOOR WEST 202	87 m ²	15 m ²	23 m ²	49 m ²	174 m ²	5 m ²	2	3	1
3RD FLOOR EAST 301	85 m ²	15 m ²	60 m ²	0 m ²	160 m ²	4 m ²	2	3	1





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