



RESIDENCES

LIMASSOL | AG. TYCHONAS | CYPRUS



RESIDENCES

## *The best of Cyprus living*

In an exclusive residential setting in Ayios Tychonas just off the highway at the entrance of Limassol, M Residences welcomes you to a set of ultra-lux villas that invite you to enjoy the best of Cyprus living.

Located only a few minutes from the Limassol beachfront with its 5-star hotels, and a short drive from Limassol Marina, the mall and the casino, the two eye-catching villas offer a choice of four or five bedrooms in a generously designed multi-storey configuration.





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## *Extraordinary and beyond*

First impressions are very telling. At a glance you will notice some of the properties' most appealing features.

Each villa is noted for its exceptional dimensions including a large garden with private swimming pool and a double car park. Contemporary design with rich luxurious marble cladding ensures abundant daylight. Quality construction and materials are immediately recognizable. Space and comfort are the overall trademark, inside and outside.



## Overview

- Upmarket residential area
- Minutes away from the beach
- Short drive from the centre of Limassol
- Immediate access to the highway connecting Limassol to all other towns
- One 4-bedroom villa (571m<sup>2</sup> total covered area)
- One 5-bedroom villa (837m<sup>2</sup> total covered area)
- All bedrooms with ensuite bathroom
- Master bedroom with walk-in wardrobe
- Private swimming pool with sunbathing deck
- Private double covered car park
- Roof terrace
- Storeroom



## Special Features

- Sea view and mountain view
- Exterior marble cladding
- Underfloor heating
- Electric shutters in bedrooms
- Elevator
- Central air-conditioning
- Concrete boundary walls
- Superior ceramic flooring
- Semi-solid parquet flooring in bedrooms
- Top quality granite kitchen worktop
- Provision for photovoltaic solar power system
- Landscaped garden with automatic irrigation system
- Monitored gate access
- Alarm system
- Smart home system

Villa No. 2

Villa No. 1



## Site Plan

### Floor Plans & Dimensions



PRIVATE ROAD



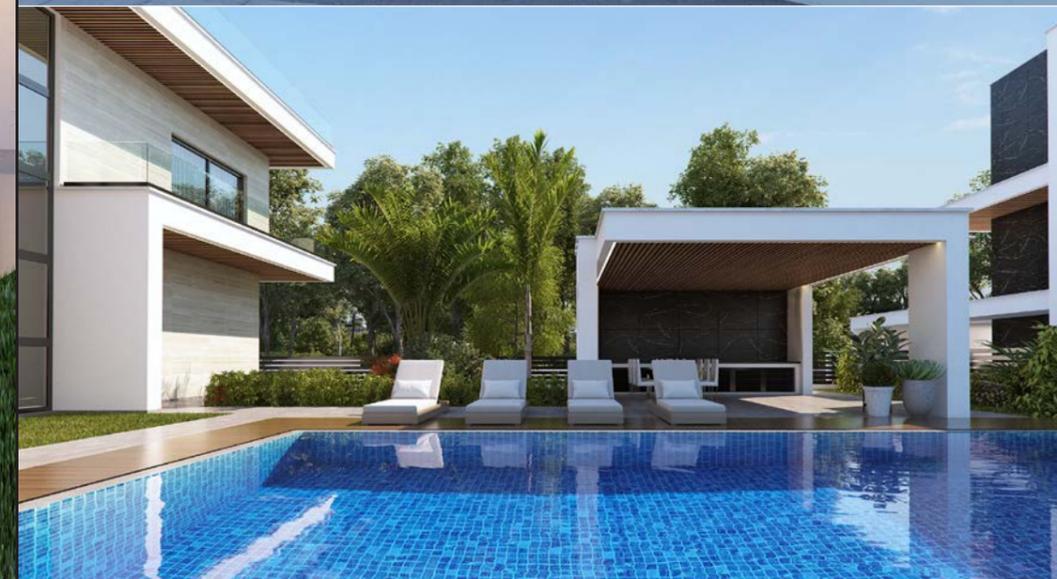
# Villa No. 1

## 4-bedroom detached villa

**Key Features:** Private parking | Underfloor heating | Electric shutters in bedrooms | Private road | Private swimming pool  
Elevator | Spacious en-suite bedrooms | Storeroom | Sea view | Mountain view

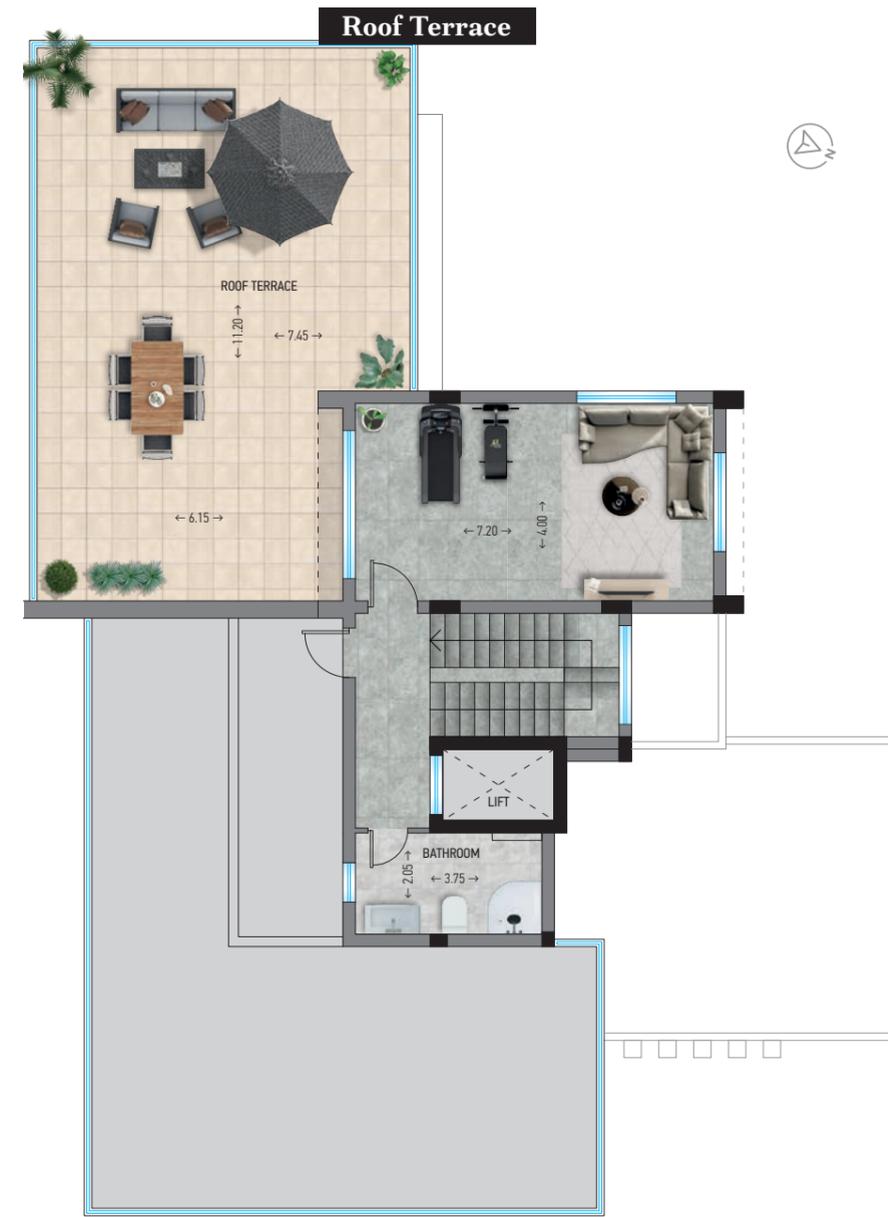
BEDS	GROUND FLOOR COVERED m <sup>2</sup>	FIRST FLOOR COVERED m <sup>2</sup>	ROOF TERRACE m <sup>2</sup>	COVERED VERANDA m <sup>2</sup>	COVERED PARKING m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	UNCOVERED VERANDA m <sup>2</sup>	PLOT SIZE m <sup>2</sup>	PRIVATE RD. m <sup>2</sup>
4	174	162	58	135	42	571	87	1,124	133

*Your home... your life, according to your wishes.*





# Villa No. 1





Villa No. 1





# Villa No. 2

## 5-bedroom detached villa

**Key Features:** Private parking | Underfloor heating | Electric shutters in bedrooms | Private road | Private swimming pool  
 Elevator | Spacious en-suite bedrooms | Store room | Wine cellar | Sea view | Mountain view

BEDS	GROUND FLOOR COVERED m <sup>2</sup>	FIRST FLOOR COVERED m <sup>2</sup>	BASEMENT COVERED m <sup>2</sup>	ROOF TERRACE m <sup>2</sup>	COVERED VERANDA m <sup>2</sup>	COVERED PARKING m <sup>2</sup>	TOTAL COVERED AREA m <sup>2</sup>	UNCOVERED VERANDA m <sup>2</sup>	PLOT SIZE m <sup>2</sup>	PRIVATE RD. m <sup>2</sup>
5	185	168	229	73	131	51	837	129	974	133

*A sense of total freedom in the home of your dreams...*





# Villa No. 2

## Lower Ground Floor



## Ground Floor



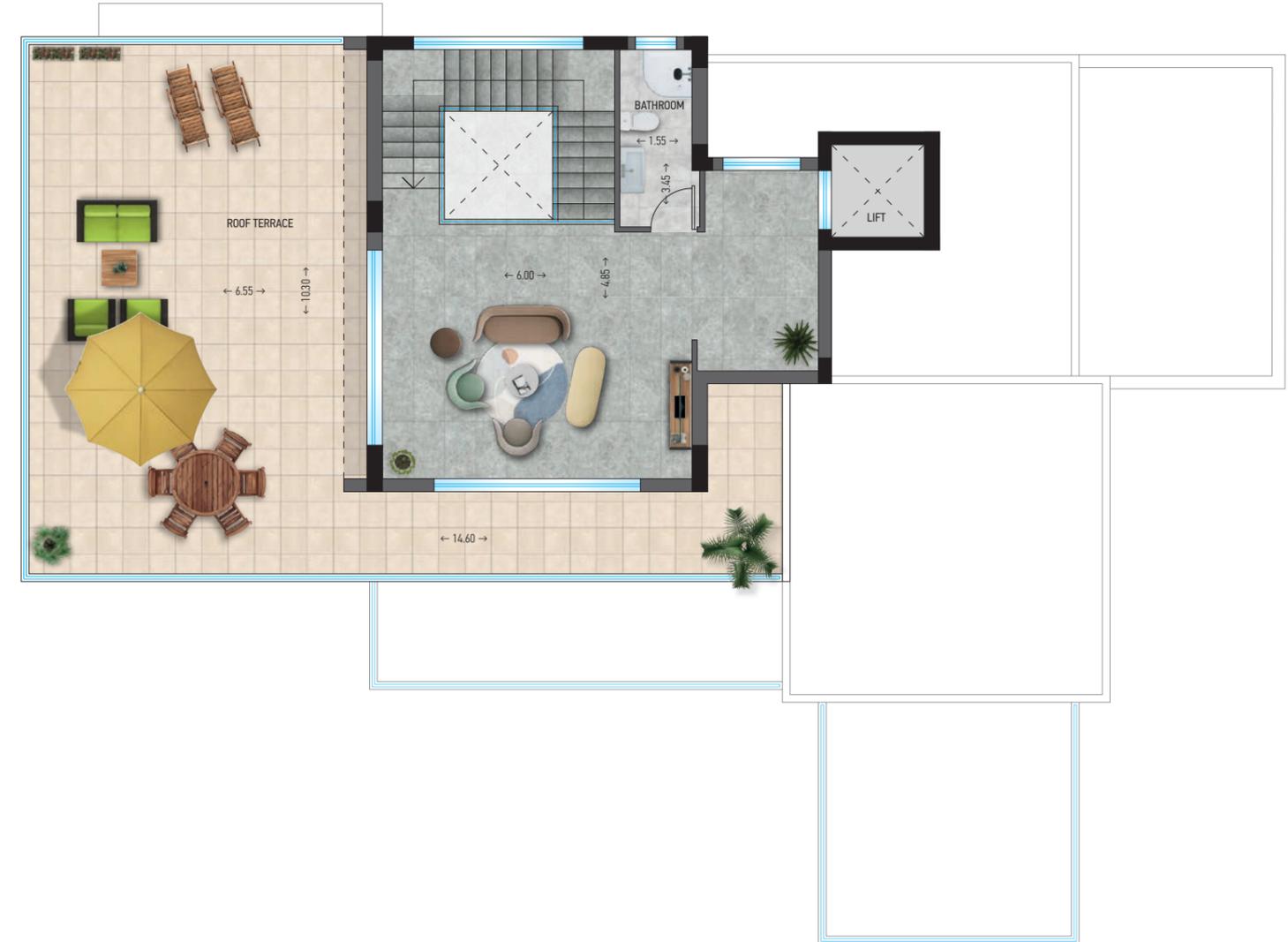


# Villa No. 2

## 1st Floor



## Roof Terrace





Villa No. 2





## Ideal location...

### Nearby places of interest

- Armonia Beach: 5 min (2.7 km)
- Dasoudi Beach: 9 min (4.3 km)
- Limassol Old Town: 20 min (14.9 km)
- Molos: 17 min (7.9 km)
- Limassol Marina: 20 min (9.1 km)
- MY MALL Limassol: 18 min (17.8 km)
- City of Dreams Mediterranean Integrated Casino Resort: 19 min (18.2 km)
- Lady's Mile Beach: 21 min (19.3 km)
- Fassouri Watermania Water Park: 22 min (20.5 km)
- Governor's Beach: 13 min (17.2 km)
- Kourion: 24 min (25.7 km)
- Larnaca International Airport: 39 min (58.5 km)
- Paphos International Airport: 49 min (67.4 km)
- Nicosia: 59 min (78 km)
- Troodos Mountains: 58 min (53.2 km)



**Chr. Athanasiou**  
CONSTRUCTIONS & DEVELOPMENTS

A name you can trust

Founded in 1975, Chr. Athanasiou Constructions & Developments Ltd is a land development company that was built on a solid foundation of client satisfaction, integrity and reliability.

Our portfolio includes a wide range of residential and commercial properties that are prime examples of attractive contemporary design, state-of-the-art construction methods, and top-quality materials.

From detached houses and villas to apartment blocks and office premises, Chr. Athanasiou offers you the opportunity to experience the pride, joy, comfort and convenience of owning an exquisite property in a desirable location.

The company's track record demonstrates our commitment to our clients, which is reflected in the high standard of our properties as well as our professional customer care, far-reaching after-sales services, ongoing property management and rental services. The result is a property you will enjoy today, and a sound investment for the future.



49  
years of  
property  
development

150  
high  
standard  
properties

1 Goal:  
total  
client  
satisfaction



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