



4U

MAISONETTE COMPLEX

Website: arfil.eu



About the project

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Located in the peaceful area of Agios Tychonas, **4U** is a thoughtfully designed complex of maisonettes that offers a perfect blend of comfort and convenience. Just a short drive away from Limassol, this development provides a serene living environment with easy access to the city's amenities, making it an ideal choice for those who seek both relaxation and practicality.

The **4U** complex features nine maisonettes, each designed to cater to modern living needs. With flexible layouts offering two to three rooms, these homes provide a versatile solution for different lifestyles.

Key Features:

- **Prime Location:** Just a brief drive from the bustling life of Limassol, with all its shopping, dining, and leisure opportunities.
- **Variety of Units:** Nine maisonettes featuring a mix of two-bedroom options and configurations with additional studio rooms.
- **Unmatched Convenience:** Close proximity to essential amenities, including supermarkets, schools, and easy access to major roads.
- **High Demand:** Located in a sought-after area with strong potential for rental income and property value appreciation.
- **Thoughtful Design:** Modern yet practical architectural design, with quality finishes and functional living spaces.
- **Investment Opportunity:** Competitive pricing with the potential for solid returns in an up-and-coming neighborhood.







Location: [4U, Agios Tychonas](#)

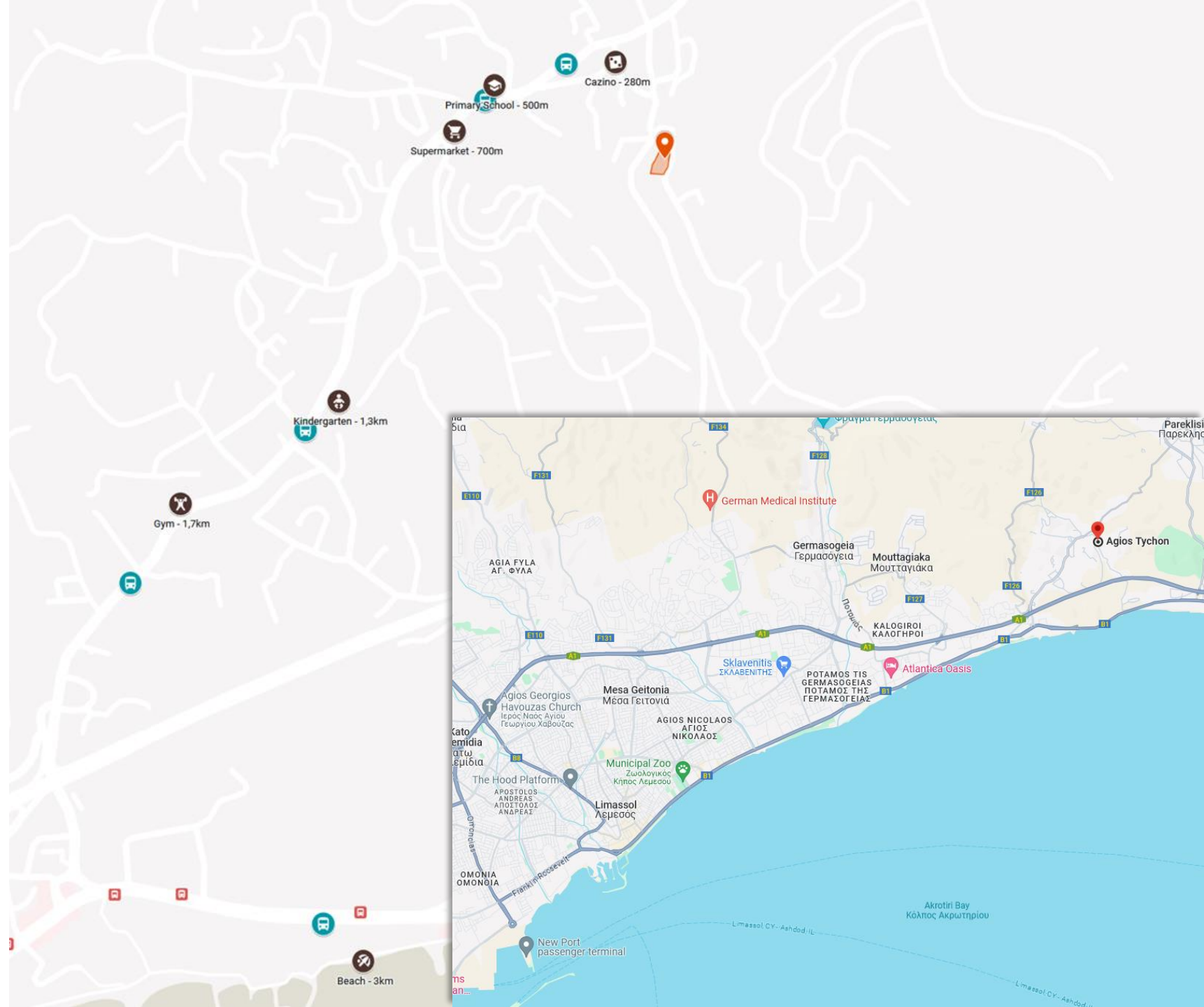
Distances:

- Nearest bus stop: **500m**
- School: **500m**
- Supermarket: **700 m**
- Beach: **3km**
- Limassol: **10km**

Location

Points of interest in proximity

-  Casino - 280m
-  Primary School - 500m
-  Supermarket - 700m
-  Kindergarten - 1,3km
-  Gym - 1,7km
-  Beach - 3km





Front façade

Houses 6,7,8,9

Back façade

Houses 7,8,9



Back façade



May 2024



4 MONTHS

September 2024



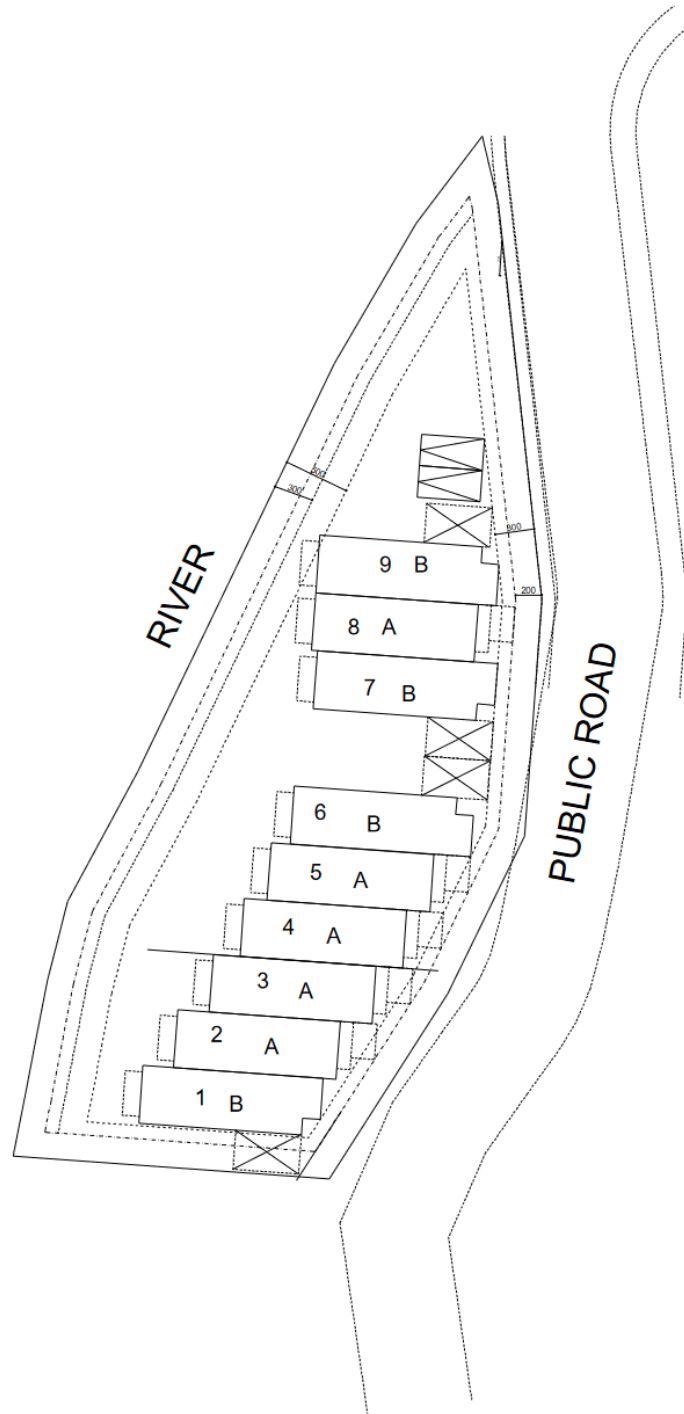
July 2024



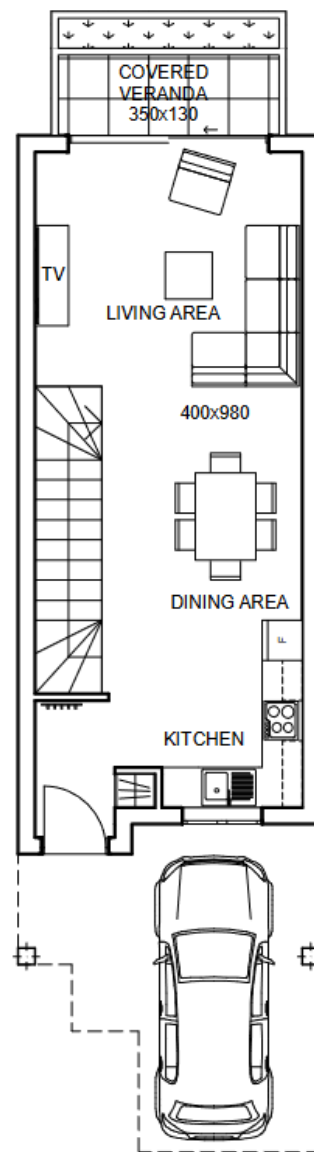
Back façade
Houses 1-6
November 2024



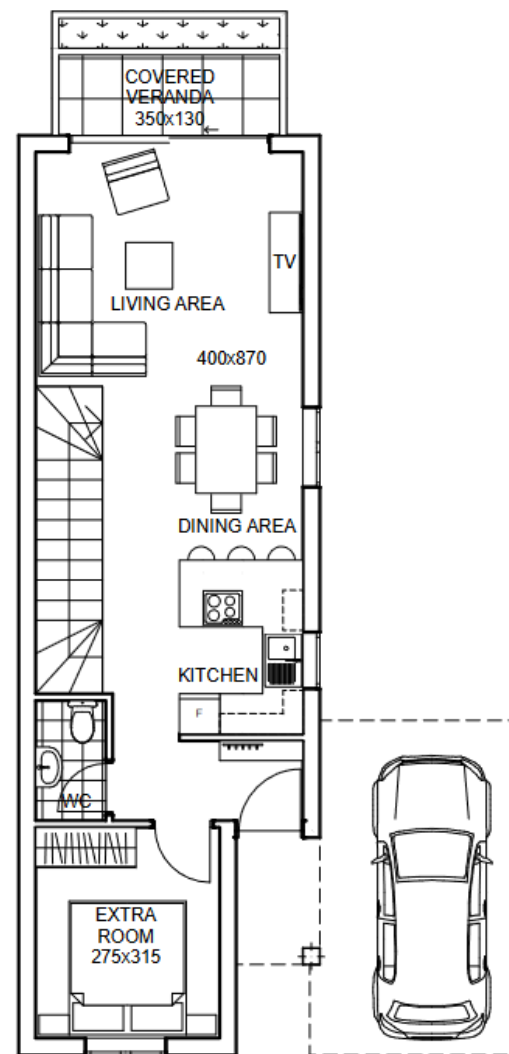
Site plan



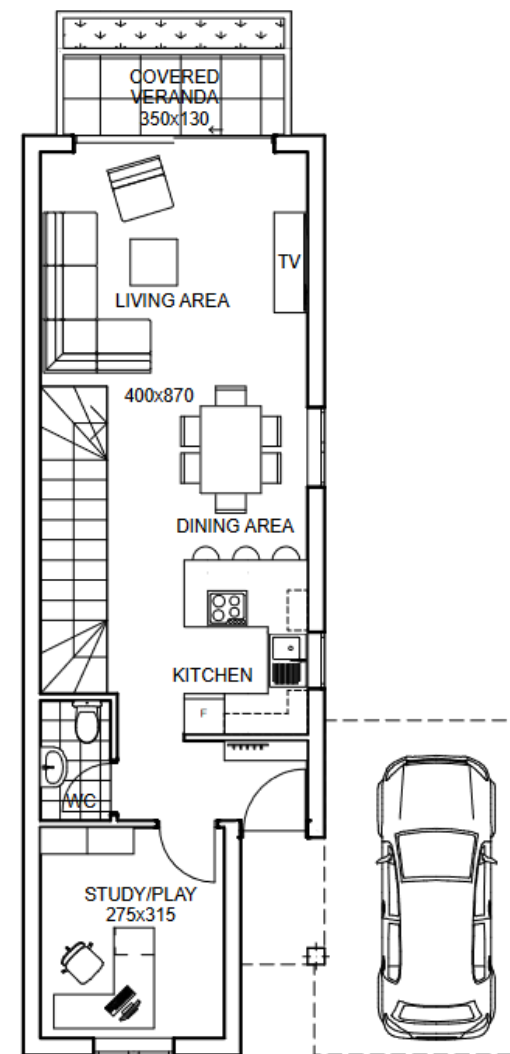
Ground floor



TYPE A
TWO BEDROOM HOUSE
parking infront
INT. COVERED AREA 46.09m²
EXT. COVERED AREAS 16.50m²

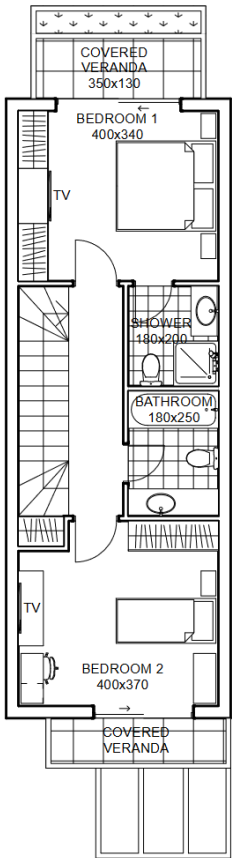


TYPE B 1
TWO BEDROOM HOUSE
parking on the site
INT. COVERED AREA 56.44m²
EXT. COVERED AREAS 6.70m²

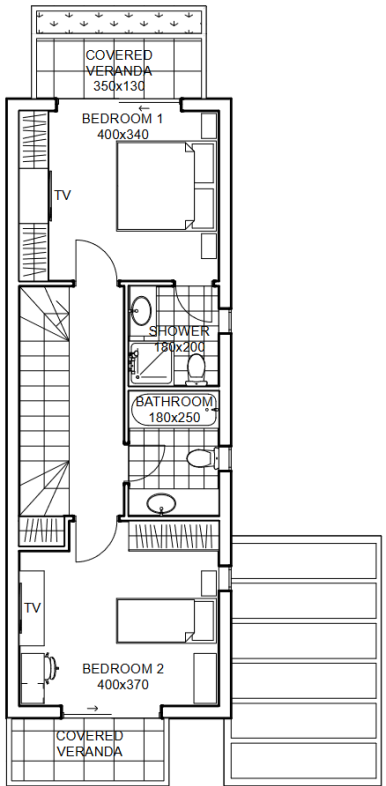


TYPE B 2
TWO BEDROOM HOUSE
parking on the site

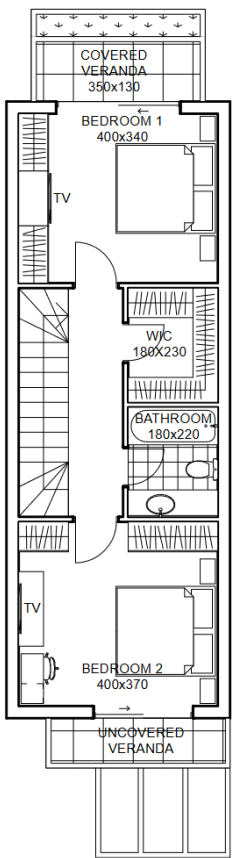
First floor



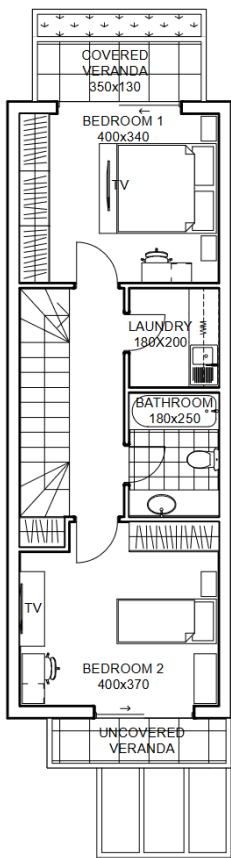
TYPE A1
TWO BEDROOM HOUSE
parking in front
INT. COVERED AREA 54.56m2
EXT. COVERED AREAS 8.02m2



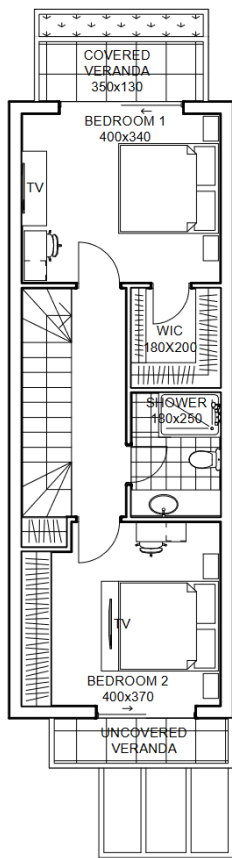
TYPE B1
TWO BEDROOM HOUSE
parking on the site
INT. COVERED AREA 54.56m2
EXT. COVERED AREAS 8.02m2



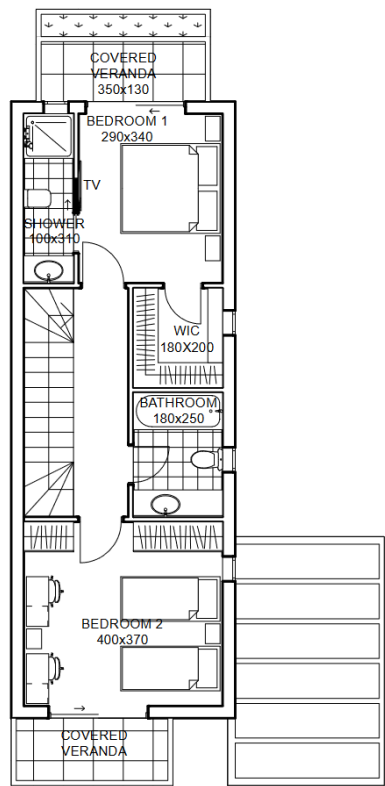
TYPE A2
TWO BEDROOM HOUSE
parking in front



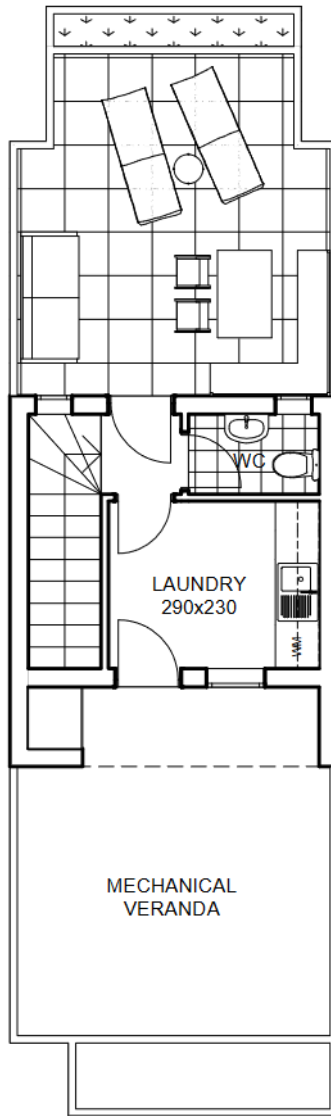
TYPE A3
TWO BEDROOM HOUSE
parking in front



TYPE A4
TWO BEDROOM HOUSE
parking in front

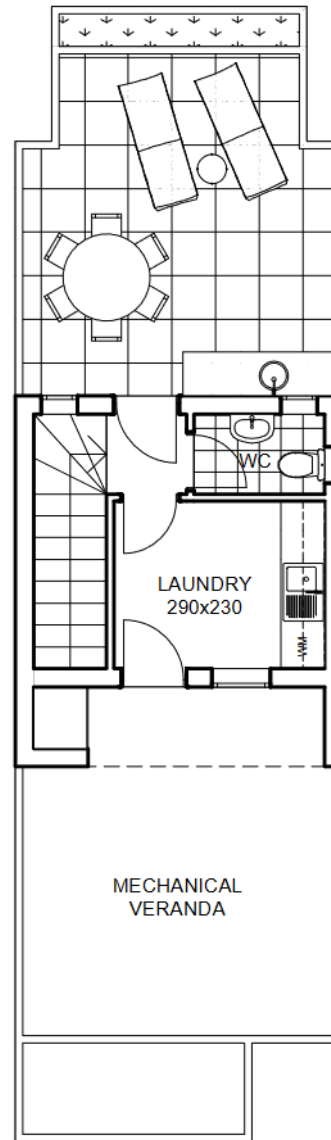


TYPE B2
TWO BEDROOM HOUSE
parking on the site



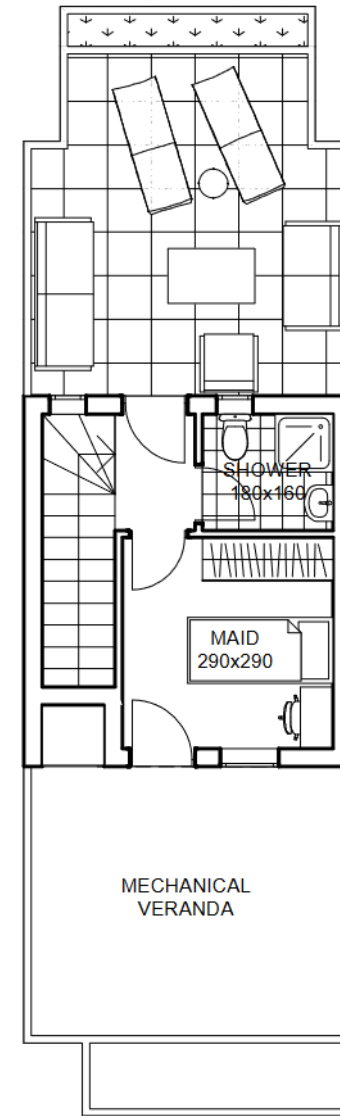
TYPE A 1
TWO BEDROOM HOUSE
parking in front

INTERNAL COVERED AREA 17.60M2
EXT. COVERED AREA 4.84M2
EXT. UNCOVERED AREA 36.54M2



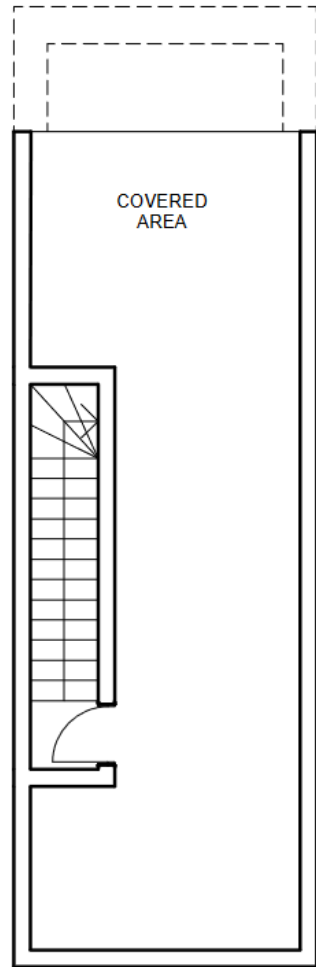
TYPE B 1
TWO BEDROOM HOUSE
parking on the site

INTERNAL COVERED AREA 17.60M2
EXT. COVERED AREA 4.84M2
EXT. UNCOVERED AREA 36.54M2



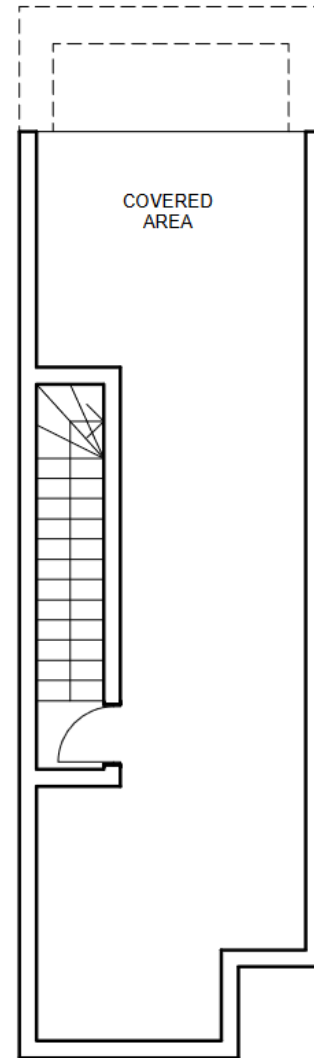
TYPE A 2
TWO BEDROOM HOUSE
parking in front

Lower Ground floor



TYPE A
TWO BEDROOM HOUSE
parking infront

INTERNAL COVERED AREA 9.33M2
EXT. COVERED AREA 49.65M2



TYPE B
TWO BEDROOM HOUSE
parking on the site

INTERNAL COVERED AREA 9.33M2
EXT. COVERED AREA 53.90M2

No	Expected completion	Bedrooms	Bathrooms	Covered parking	Internal covered area m²	External covered verandas m²	External uncovered verandas m²	Parking area m²	Basement covered area m²	Total m²
1	Q3 2025	3	4	Yes	128	25	53	11	58	275
2	Q3 2025	2	3	Yes	114	25	43	8	53	243
3	Q3 2025	2	3	Yes	118	25	44	9	55	251
4	Q3 2025	2	3	Yes	118	25	44	8	54	249
5	Q3 2025	2	3	Yes	114	25	43	8	53	243
6	Q3 2025	3	4	Yes	128	25	52	15	57	277
7	Q3 2026	3	4	Yes	128	25	49	15	57	274
8	Q3 2026	2	3	No	114	25	42	8	53	242
9	Q3 2026	3	4	Yes	128	25	50	16	72	291

information is subject to change