

CHYC RESIDENCE

the project

Chyc Residence is a fusion of modern-chic and stunning sea views in the sought-after location of Green Area Germasogia, Limassol.

This project showcases six exclusive apartments, each designed with contemporary architecture and stylish interiors, perfectly complementing the coastal setting.



* actual finished units may vary from the renderings. The images are for informational purposes only

Location

Situated in the highly sought-after and upscale location of Green Area in Germasogia, Limassol. This project offers residents a convenient and central location, with easy access to the highway and all necessary amenities.

Basic amenities



Supermarket



1 km



Bakery



1.3 km



Cafes



1.5 km



Pharmacy



1.2 km



Beach



2 km

Transportation amenities



Highway



0.9 km



Larnaca Airport



61 km



Paphos Airport



65 km



Limassol Marina



7 km



* actual finished units may vary from the renderings. The images are for informational purposes only

kitchen area

The kitchen interior showcases a timeless design with a modern chic aesthetic, featuring elegant gray tones and luxurious marble countertops. The sleek cabinetry and state-of-the-art appliances seamlessly blend form and function, creating a sophisticated and inviting space perfect for culinary endeavors and stylish entertaining.

living room

The open-plan living room seamlessly integrates with the kitchen, creating a spacious and cohesive environment. Decorated in neutral colours, the space exudes a calm and inviting ambiance. Expansive windows flood the room with natural light, enhancing the airy feel and offering beautiful views that complement the sophisticated design.





* actual finished units may vary from the renderings. The images are for informational purposes only



bedrooms

The bedrooms are designed with a minimalistic, new-age aesthetic, incorporating cutting-edge design principles and premium materials. Every detail has been thoughtfully selected to enhance functionality and style, from the sleek built-in wardrobes to the high-end fixtures. The neutral color palette, combined with sophisticated wood accents, creates a calming and modern atmosphere, making these spaces both tranquil and luxurious.

bathrooms

The bathrooms are crafted for luxury, boasting walk-in showers with rain shower heads for the best spa-like ambiance. Premium sanitary fittings combine elegance with functionality while large windows allow ample sunlight to illuminate the space. The choice of marble flooring contributes to the opulent atmosphere.



* actual finished units may vary from the renderings. The images are for informational purposes only



communal areas

Experience the best of community living with exceptional amenities. Stay fit and energized in the modern gym, relax and socialize in the inviting lounge, and refresh yourself in the sparkling pool.

Discover a harmonious balance of wellness, leisure, and connection in our thoughtfully designed communal areas



* actual finished units may vary from the renderings. The images are for informational purposes only

Where Modern Luxury Meets Breathtaking Panoramic Horizons

* actual finished units may vary from the renderings. The images are for informational purposes only

refined high-end finishes

INTERIOR DESIGN

- High-quality Italian ceramic flooring in living room & dining room
- Parquet flooring - Ter Hurne - Germany
- Gypsum board with LED strips & spot lights

KITCHEN

- Custom-made high-quality MDF Gloss & Egeer melamine cabinets with Blum mechanism
- Granite & technistone countertops
- Gypsum board - ceiling with LED strips

BEDROOM & BATHROOM

- High-quality parquet flooring & fitted wardrobes in bedrooms
- High-quality ceramic tiles in bathrooms
- Sanitary ware - Ideal Standard
- Mixers - Ceraplan
- WC - Aqua Blade & RimLS
- Wall mounted bowls

HEATING & COOLING

- Underfloor heating with separate climate control in every room
- VRV systems - Mitsubishi electric or Daikin - with separate climate control in every room

LIFT

- Wyltor elevator
- Eco-friendly operating features
- Smooth & quiet
- Lift serving all floors

PRIVACY & SECURITY

- Entrance via code to the building
- CCTV systems in communal areas
- Provision for security systems in each apartment

COMMUNAL AMENITIES

- Fully equipped gym for weight lifting & cardio
- Changing bathrooms
- Outdoor pool with sunbeds

ENERGY EFFICIENCY

- Energy efficiency class A certificate
- Photovoltaic systems
- External thermal insulation
- Sliding aluminum doors - Model MU144 Thermal with thermal glass (Stopray Smart), brand Muskita
- Openable aluminum doors & windows - Model MU2075 Thermal with thermal glass (Stopray Smart), brand Muskita

PARKING & STORAGE

- Available parking space for each apartment
- Full accessibility for the disabled
- Storage space on ground floor for each apartment

ground floor



parking & storage

Convenience and practicality converge in the building's lower-level parking areas. Engineered for ease and security, the underground parking offers a safe, designated spot for your vehicle. Furthermore, each apartment includes expansive storage spaces, enabling you to neatly organize and store your belongings.

communal area specifications

Gym area	53 m ²
Swimming pool area	53 m ²
Swimming pool size	8.5m x 6.20m

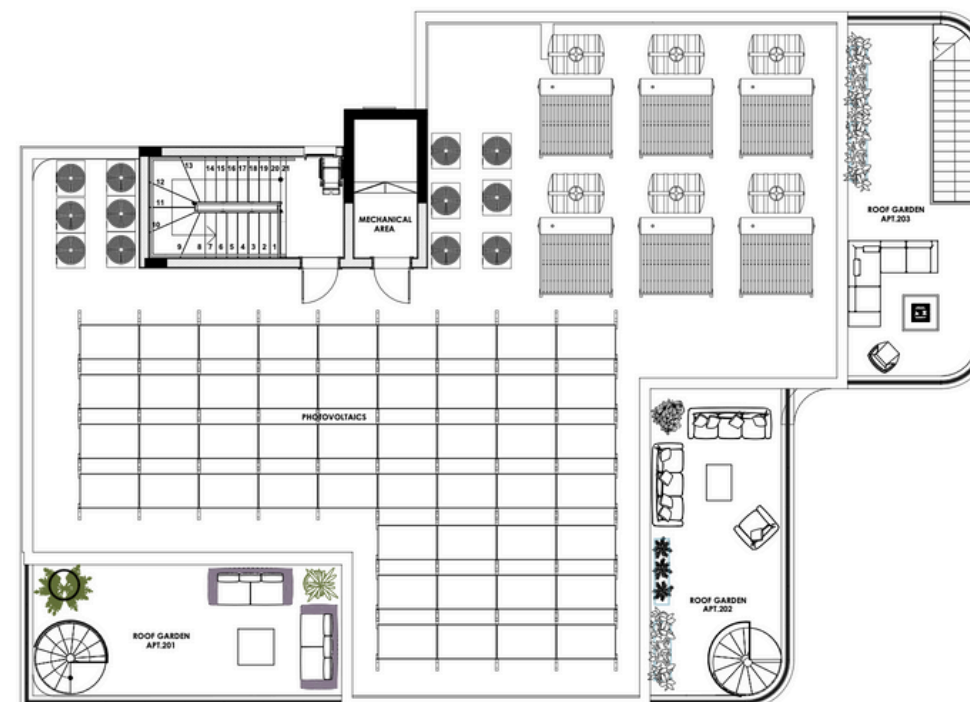
1st Floor



units	bedrooms	bathrooms	total	covered internal	covered verandas	uncovered verandas	common area	parking	storage	price
101	2	2	148.5m2	95m2	23m2	-	20m2	12m2 (1)	5.5m2	€ 575.000 +VAT
102	2	2	139.5m2	86m2	23m2	-	20m2	12m2 (1)	5.5m2	SOLD
103	3	2	222m2	128m2	32m2	-	30m2	24m2 (2)	8m2	€ 790.000 +VAT

*prices are subject to change without prior notice

2nd Floor & roof gardens



units	bedrooms	bathrooms	total	covered internal	covered verandas	roof garden	common area	parking	storage	price
201	2	2	188.5m2	95m2	24m2	32m2	20m2	12m2 (1)	5.5m2	€ 595.000 +VAT
202	2	2	179m2	86m2	23m2	32m2	20m2	12m2 (1)	6m2	€ 630.000 +VAT
203	3	2	255m2	128m2	28m2	37m2	30m2	24m2 (2)	8m2	€ 845.000 +VAT

*prices are subject to change without prior notice



* actual finished units may vary from the renderings. The images are for informational purposes only



Tel. +357 25 824382

WhatsApp. +357 99 365665

Email: sales@pandomusgroup.com

website: www.pandomusgroup.com

Social: [@pandomusgroup](https://www.instagram.com/pandomusgroup)

Ariadnis 7, Mouttagiaka,
4531, Limassol,
Cyprus

*the apartments' actual finished units may vary from the renderings. The images are for informational purposes only