



UTOPIA VILLA

CYPRUS

Cyprus gives you the time and the freedom to enjoy life at a slower pace within a truly welcoming environment. Small enough to ensure that a new experience is always close by, but large enough to provide attractions for all ages and lifestyles. Cyprus offers every pleasure under the sun. You can even ski in the mountains for two to three months of the year!



Cyprus is ideally positioned at the crossroad of Europe, Africa and Asia, offering unrivalled global connectivity, and offers some of the most stunning scenery you will find anywhere. This includes miles and miles of the most fantastic beaches, the cleanest bathing waters in Europe for 10 consecutive years. Cyprus enjoys an ideal Mediterranean climate, with long dry summers and mild winters. In Cyprus there are plenty of activities for all ages and interests: archaeological exploring, hiking, cycling, climbing, kite surfing, horse riding, and golfing.



LIMASSOL

The city of Limassol is the second largest city of Cyprus. The port of the city is the largest in the Mediterranean transit trade and is considered to be an excellent base for those companies doing business with the Middle East, North Africa or Eastern Europe.

Limassol's infrastructure is constantly upgraded from all aspects, way of living, education, public construction projects, tourism with the most distinct project of this sort being the Limassol Marina, an exclusive waterfront development combining elegant residences and a full service marina, with its own shopping and dining area in the heart of Limassol.



PROJECT INTRODUCTION

The project is located in a Agios Tychonas, owning a beautiful view from the hill overlooking the sea. Each villa has an open basement, swimming pool and garden. It consists of 10 independent villas, situated in a friendly and quiet neighborhood with an easy access to amenities, beaches, 5 star hotels and restaruants.

Agios Tychonas is only a 10-minute drive from the city center, and it is easy to drive to My Mall, Limassol Marina, the famous Limassol costal promenade, the pier and beautiful local beaches.



LOCATION UTOPIA



UTOPIA

5 STAR HOTEL AMARA

Eucalyptus park

FOUR SEASON HOTEL

MARINA

UTOPIA VILLA COASTAL VILLAS / SUMMARY

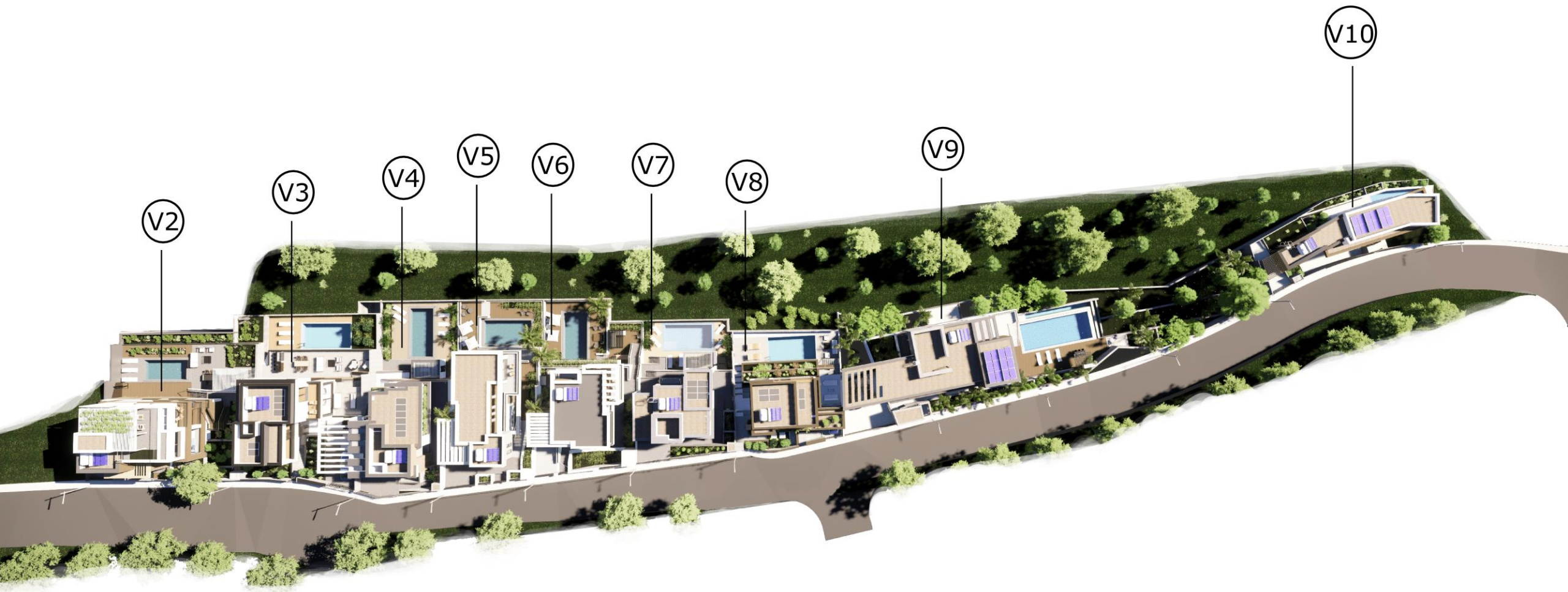
★ ★ ★ ★ ★
PROPERTIES SUITABLE FOR
PERMANENT RESIDENCY
AND EU CITIZENSHIP
★ ★ ★

NUMBER OF VILLA	10
NUMBER OF VILLA TYPES	10
BEDROOMS	2-5
TOTAL COVERED AREAS	121M ² - 359M ²
PLOT AREA	356M ² - 1004M ²

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The information presented herein is to be used for reference purposes only and is non-contractually binding. The Vendor reserves the right for any changes at the Vendor's sole discretion. Architectural plans valid on a purchase are those issued for inclusion in the sales agreement.

UTOPIA





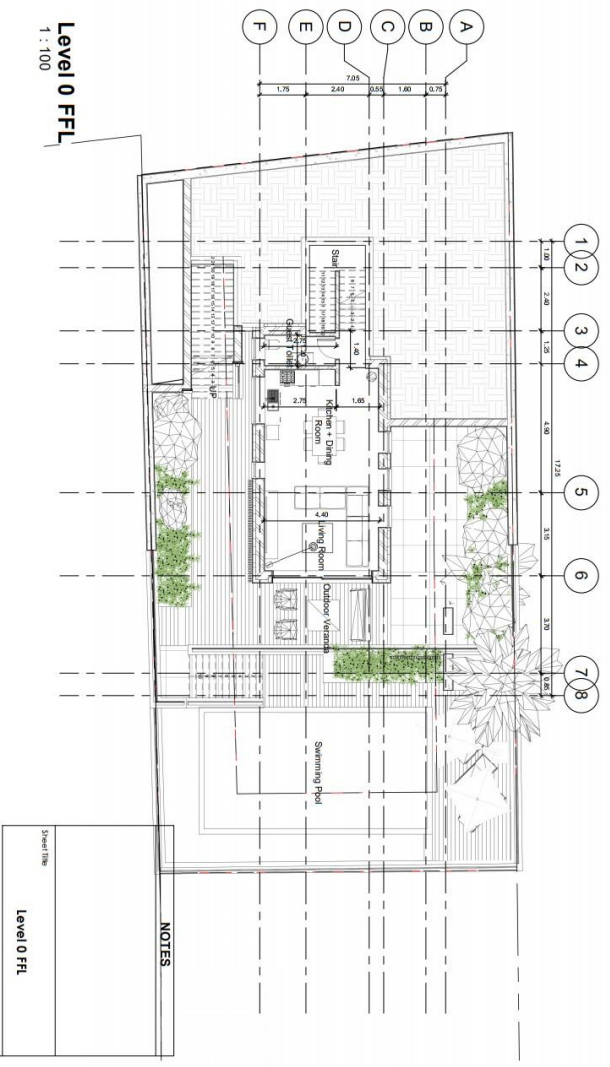
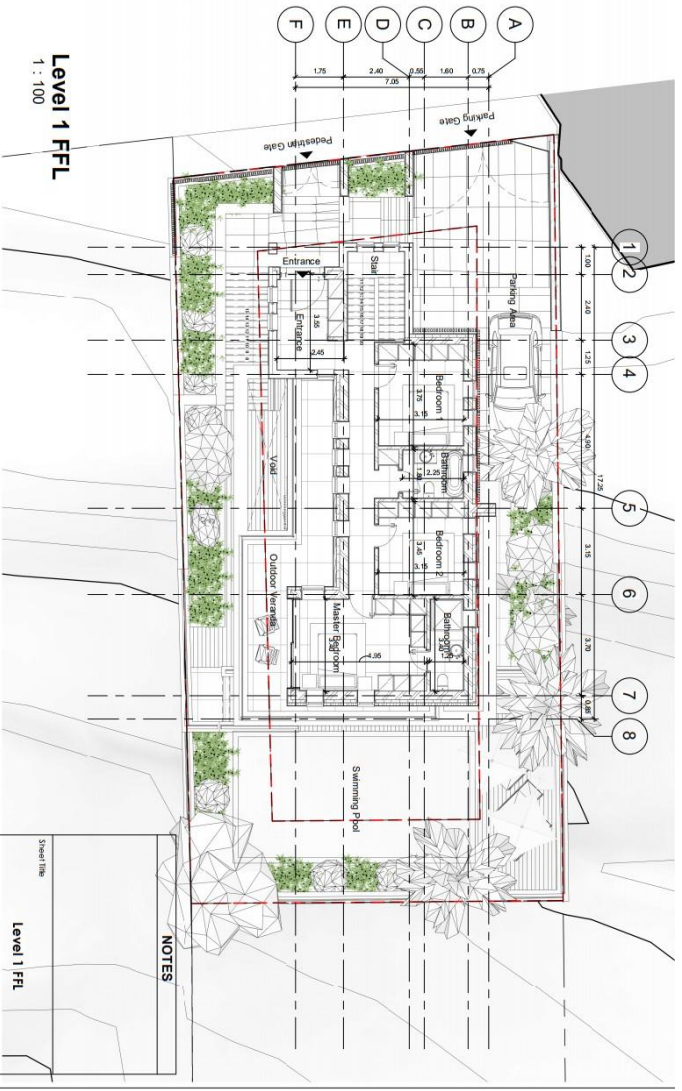
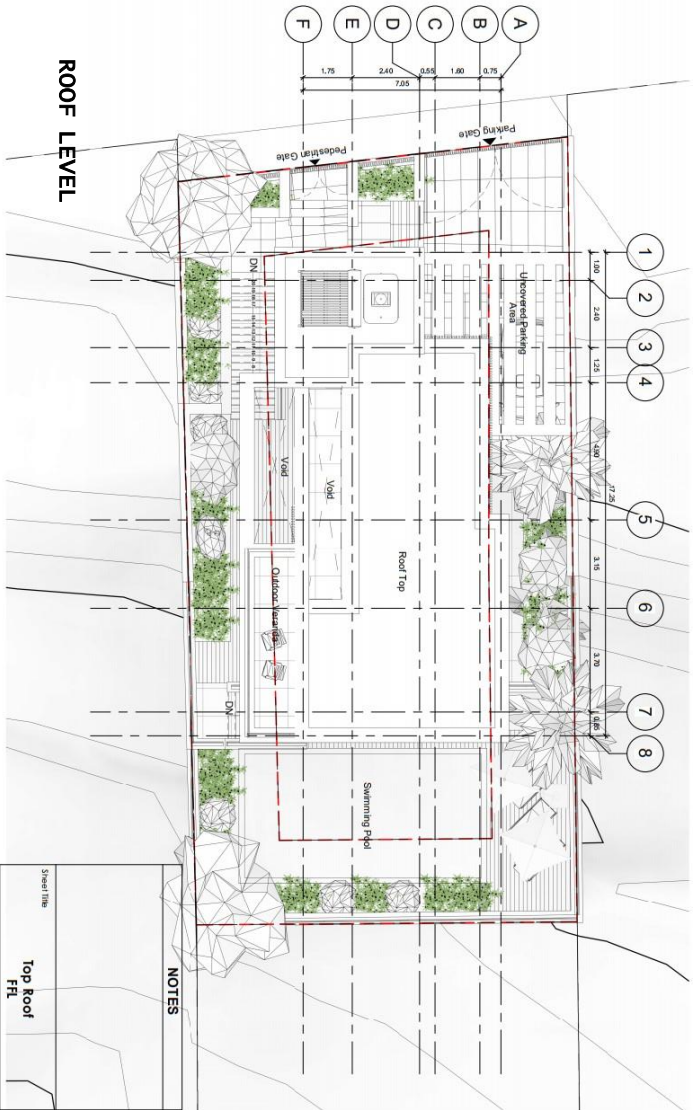








FLOOR PLANS TYPE: 2



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Property Number	Type	Bed	Bath	Covered Area (m ²)	Covered Veranda (m ²)	Basement (m ²)	Total Covered Area (m ²)	Balcony Uncovered Area (m ²)	Plot Area (m ²)	Pool
V1	VILLA	-	-	-	-	-	-	-	-	-
V2	VILLA	5	5	183	13	73	270	12	848	8x4
V3	VILLA	5	4	150	19	100	270	142	672	8x4
V4	VILLA	3	3	131	22	-	153	28	478	8x4
V5	VILLA	3	3	132	41	-	173	52	507	8x4
V6	VILLA	3	3	134	34	-	169	14	591	8x4
V7	VILLA	3	3	129	34	-	160	40	501	8x4
V8	VILLA	3	3	129	6	-	135	85	461	8x4
V9	VILLA	5	4	196	67	96	360	13	1004	12x5
V10	VILLA	2	2	110	10	-	121	16	356	9x1.5

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