



Location

# AGIOS TYCHONAS

Limassol, Cyprus

Delivery

# Q4 2026



# SEA VIEW

from every unit

Discover Klimona Heights — a brand new serene gated community in Limassol, designed for those who appreciate tranquility, close proximity to urban amenities, and stunning sea views

Here, you can enjoy the best of both worlds — a peaceful escape where nature's sounds fill the morning air, yet just a stone's throw away from the vibrant city life

## 2

villas with private  
infinity pools

## 4

3 bd townhouses



# GENERAL FEATURES

## **PRIME LOCATION**

In Limassol's top area, the prestigious Agios Tychonas, just 5 minutes driving to the beach

## **RESIDENCY BENEFITS**

Buyers can get permanent residence immigration status in Cyprus

## **GATED COMMUNITY**

Ensures privacy and security for all residents

## **SEA VIEW**

Every unit offers breathtaking views of the Mediterranean

## **FLEXIBLE PAYMENTS**

Buyers can pay in installments during the construction period

## **QUIET SURROUNDINGS**

Free from city and highway noise, a tranquil retreat where birdsong greets the morning

# PERFECTLY POSITIONED FOR PEACE AND PROXIMITY

Located just moments from the heart of Limassol, Klimona Heights offers an exceptional balance of serene living and convenient access to the city's amenities. Despite its proximity to urban life, the community remains a quiet haven where the loudest morning sounds are the singing of birds — ensuring that only nature can disturb your peace




# HOMES WITH A-CLASS ENERGY EFFICIENCY AND EV CHARGING

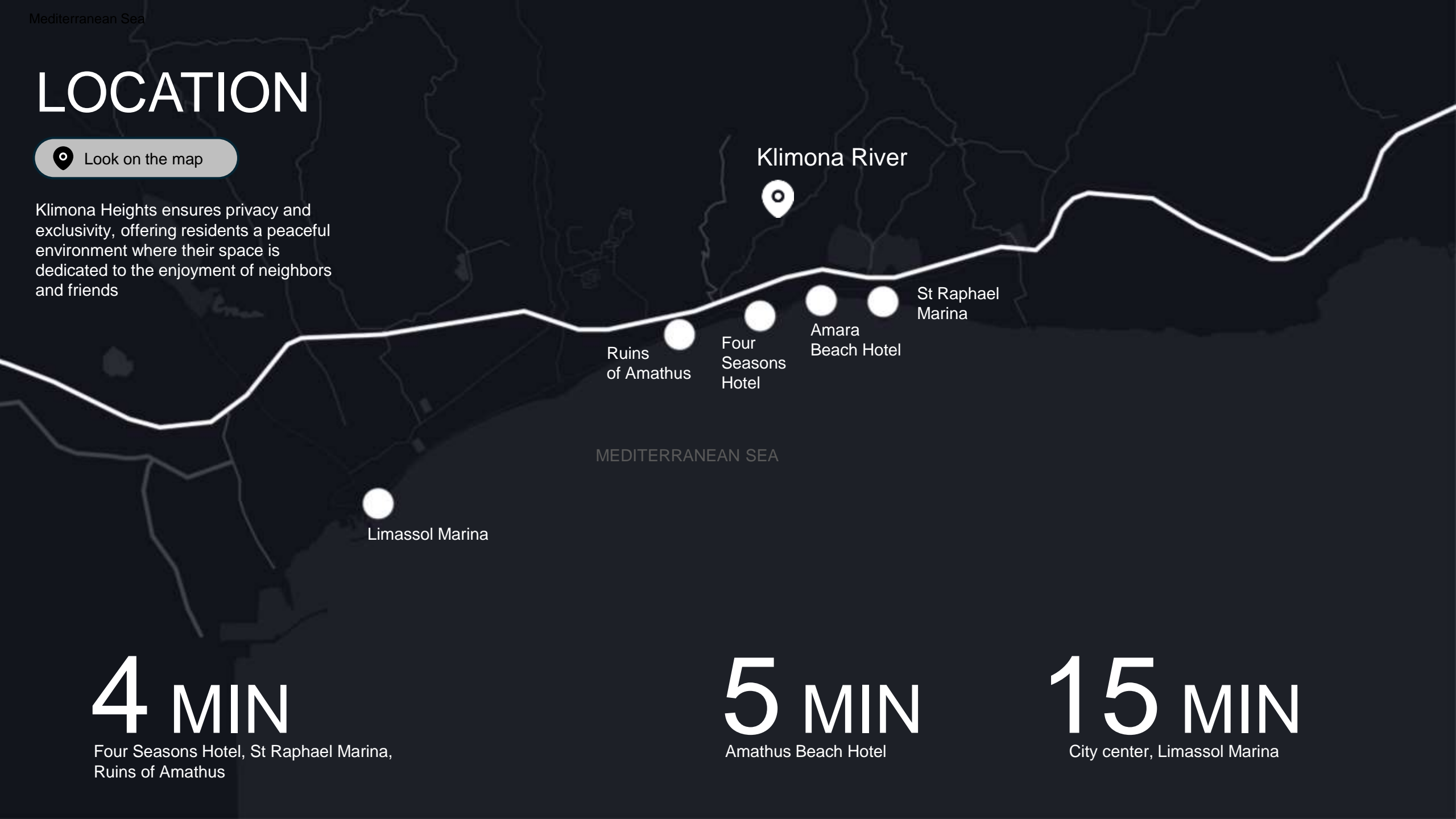
Our commitment to sustainability is evident in every home at Klimona Heights, which meets the highest standards of energy efficiency. Not only do residents benefit from significant energy savings and enhanced comfort, but each home also features a dedicated socket for electric vehicle (EV) charging. This support for eco-friendly living adds modern convenience for our environmentally conscious residents



# LOCATION

 Look on the map

Klimona Heights ensures privacy and exclusivity, offering residents a peaceful environment where their space is dedicated to the enjoyment of neighbors and friends



Klimona River

Ruins of Amathus

Four Seasons Hotel

Amara Beach Hotel

St Raphael Marina

MEDITERRANEAN SEA

Limassol Marina

## 4 MIN

Four Seasons Hotel, St Raphael Marina, Ruins of Amathus

## 5 MIN

Amathus Beach Hotel

## 15 MIN

City center, Limassol Marina



- ① Parking
- ② Apartment block
- ③ Public footpath
- ④ Playground
- ⑤ Green area
- ⑥ Existing buildings
- ⑦ Common pool
- ⑧ Pools for Villas 1-2
- ⑨ Villas 1-2
- ⑩ Townhouses 1-4











PLANS

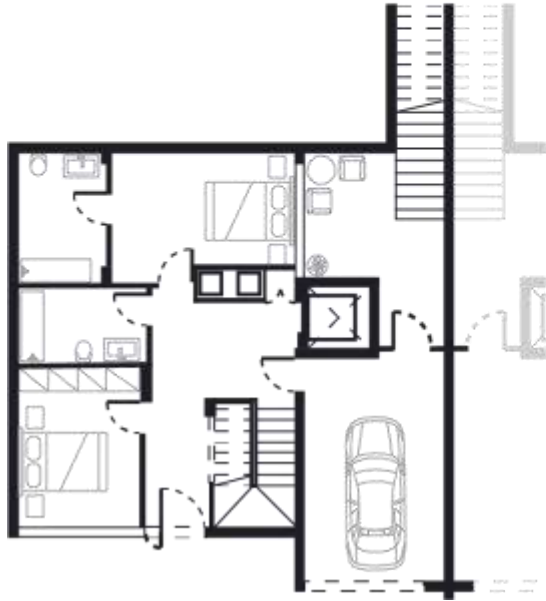
2

VILLAS

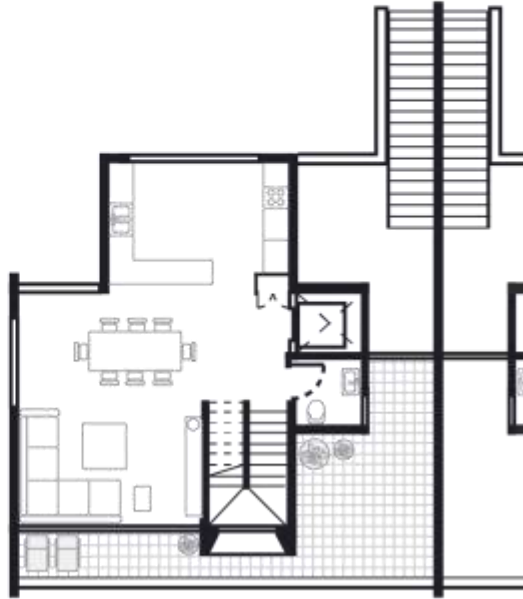


Villa 1

# TOTAL AREA: 259 M<sup>2</sup>



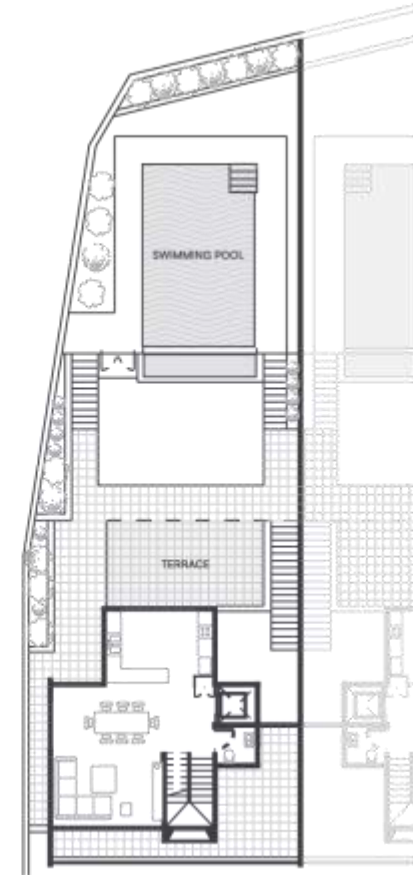
Entrance level



Ground floor



First floor



Land plot plan

Type	4/5BD
Total covered area	259

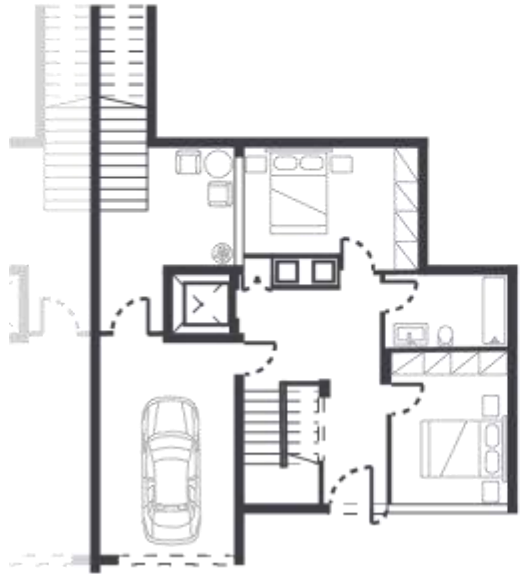
Internal area	221
Covered veranda	38

Roof garden area	-
Landplot size	480

Pool	Private
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Villa 2

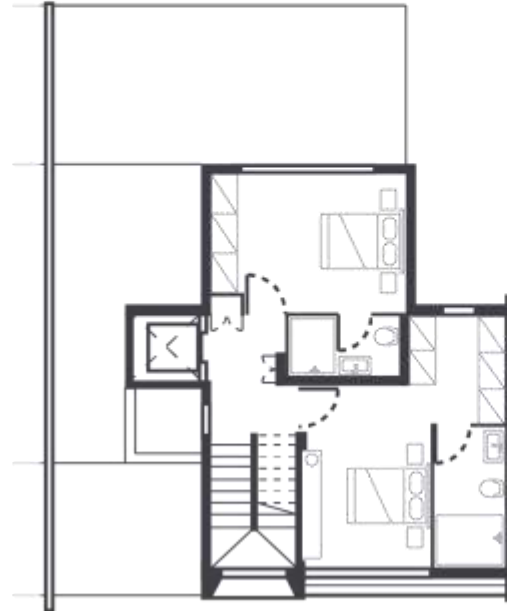
TOTAL AREA: 267 M<sup>2</sup>



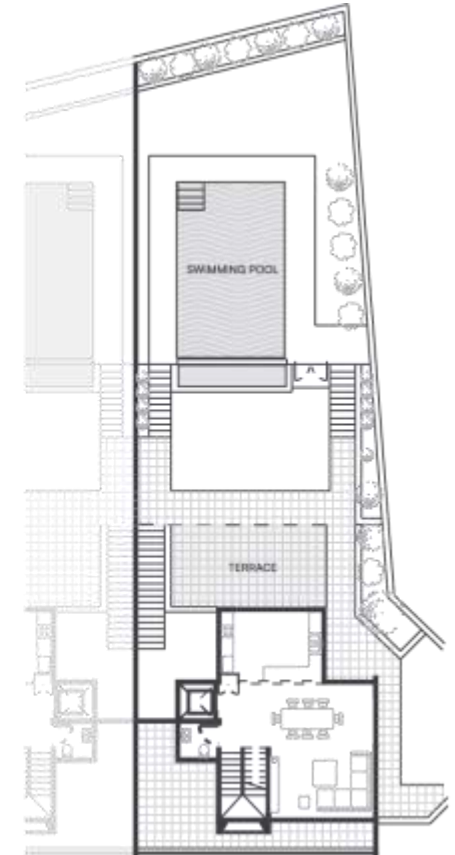
Entrance level



Ground floor



First floor



Land plot plan

Type	4/5BD
Total covered area	267

Internal area	229
Covered veranda	38

Roof garden area	-
Landplot size	425

Pool	Private
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# PLANS

# 4

Townhouses



Townhouses 1

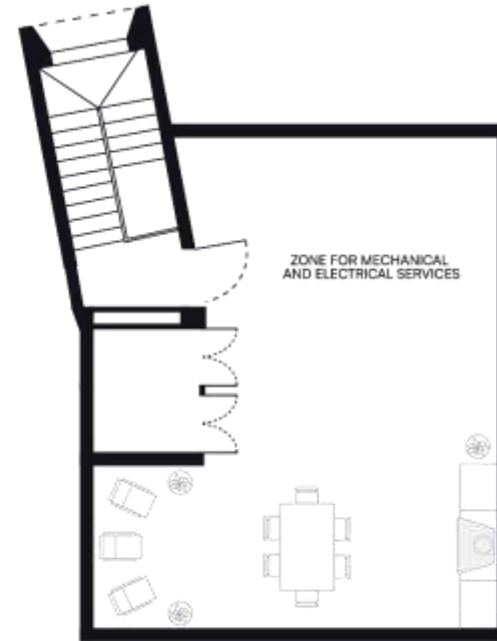
**TOTAL AREA: 186 M<sup>2</sup>**



Ground floor



First floor



Roof

Type	3Bd
Total covered area	160

Internal area	143
Covered veranda area	16

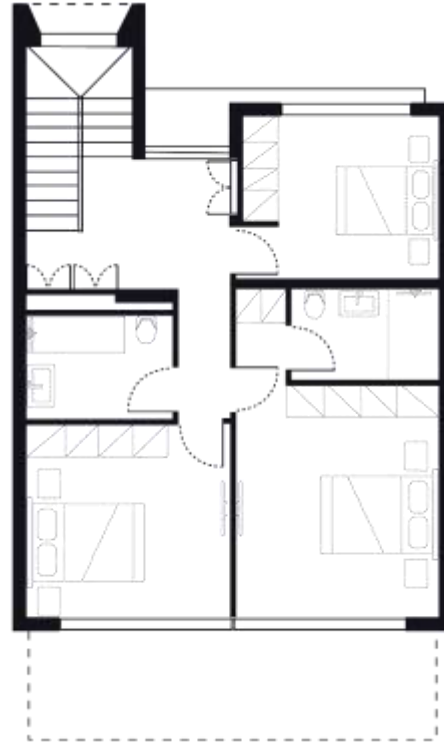
Roof Garden area	27
Landplot size	210

Townhouses 2

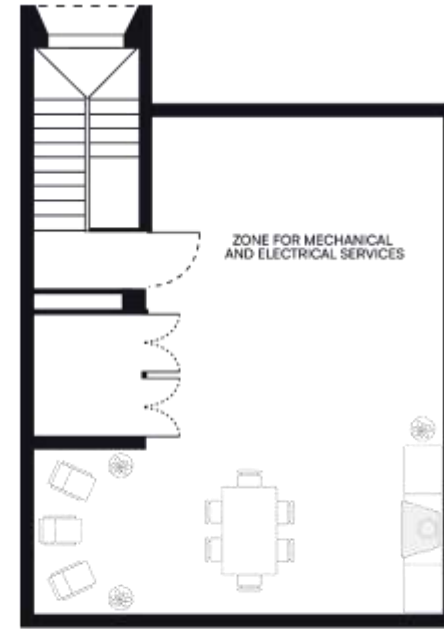
**TOTAL AREA: 183 M<sup>2</sup>**



Ground floor



First floor



Roof

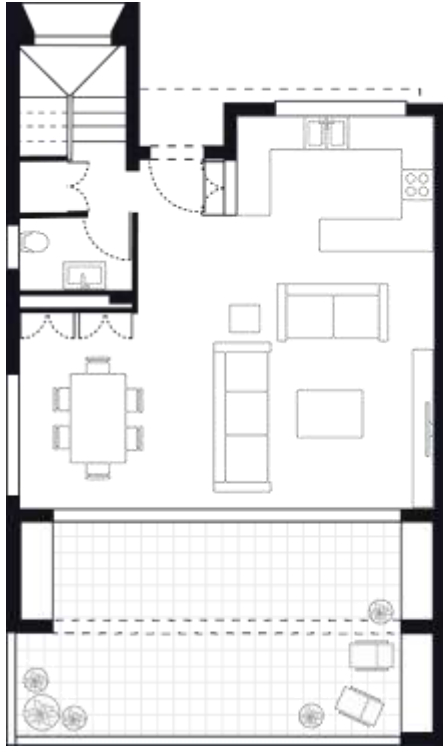
Type	3Bd
Total covered area	157

Internal area	140
Covered veranda area	16

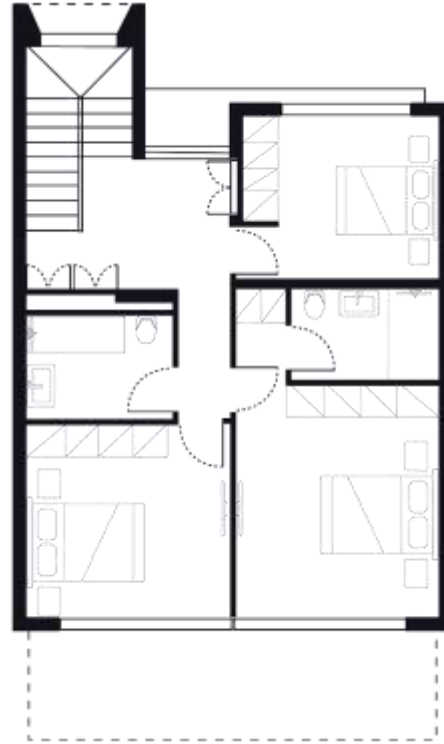
Roof Garden area	27
Landplot size	202

Townhouses 3

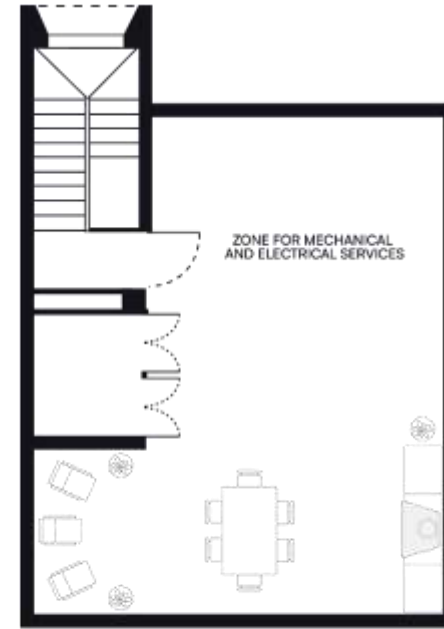
**TOTAL AREA: 183 M<sup>2</sup>**



Ground floor



First floor



Roof

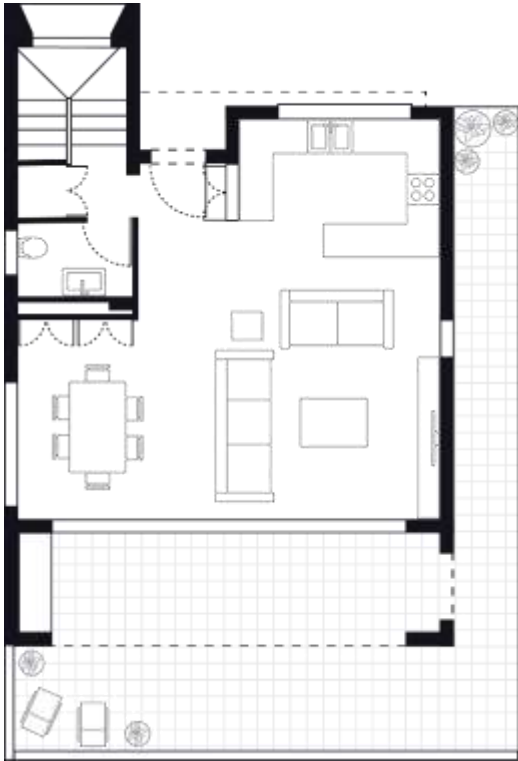
Type	3Bd
Total covered area	157

Internal area	140
Covered veranda area	16

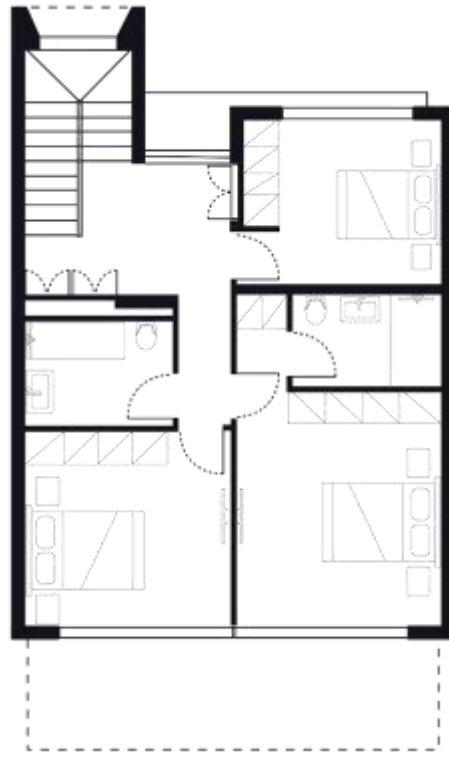
Roof Garden area	27
Landplot size	202

Townhouses 4

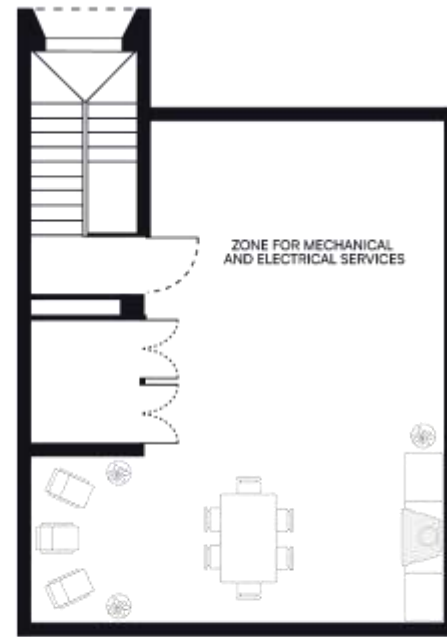
**TOTAL AREA: 183 M<sup>2</sup>**



Ground floor



First floor



Roof

Type	3Bd
Total covered area	157

Internal area	140
Covered veranda area	16

Roof Garden area	27
Landplot size	300





# SPECIFICATIONS

## General

Foundation & Structure	Reinforced concrete superstructure, designed to a maximum local seismicity code and regulations
Roof Insulation / waterproofing	High quality EU brand (unless otherwise provided in the design documentation) waterproofing and thermal insulation system on all roof slabs
External walls	<ul style="list-style-type: none"><li>▪ Cinder blocks with thermal insulation system (unless otherwise provided in the design documentation) ensuring sound and thermal insulation</li><li>▪ Metal clad facade system</li><li>▪ Finishes according to the architectural design</li></ul>
Parking	<p>The complex is provided by private parking lots as following:</p> <ul style="list-style-type: none"><li>▪ <b>Villas</b> — one enclosed garage and one covered open parking lot each</li><li>▪ <b>Townhouses</b> — 2 open parking lot each</li><li>▪ <b>Apartments 1-4</b> — 1 covered parking lot in the stylobate under the building</li><li>▪ <b>Other apartments</b> — 1 open parking lot each</li><li>▪ Guest and disabled parking lots as per the local building code</li><li>▪ Every villa, townhouse and stylobate parking lots have provisions for the electric car chargers</li></ul>
Common areas	<ul style="list-style-type: none"><li>▪ Kids playground area</li><li>▪ Lighting for the common areas as per the design</li><li>▪ Communal 20 x 8 m pool with lighting, covered yoga zone and covered picnic and lounge zone adjacent to the pool</li></ul>

## Engineering systems

Smart building management system (BMS)	<p>All the engineering systems and equipment in the project are BMS (Smart Home) ready. The home BMS system can be configured by the Client to manage any of the systems and equipment below:</p> <ul style="list-style-type: none"><li>▪ Lights</li><li>▪ Underfloor heating</li><li>▪ Curtains/blinds</li><li>▪ AC cooling</li><li>▪ Water heater and hot water circulation (on schedule)</li><li>▪ Any other BMS ready equipment installed by the client</li></ul>
Lifts	Provided for villas, apartment block and private lift for flat 4
Security and CCTV	The community's perimeter is secured with cameras. Entrance gates are remotely controlled and equipped by intercom and cameras as per local regulation
Electric supply and energy efficiency	Electric supply is secured from the local grid through a local transformer station. The complex is designed to the Energy Efficiency Grade A with solar panels as per the local regulations and equipped with 'net metering' electric meters certified by the EAC (allowing for netted input/output metering for substantial reduction in electricity costs over the lifetime of the complex)
Cold water supply	Water supply system including individual storage tanks
Hot water supply	Hot water solar panels, hot water tank, including electrical heating element
Heating & cooling / air conditioning	<ul style="list-style-type: none"><li>▪ Underfloor water heating with heat pumps</li><li>▪ Cooling/air conditioning provided</li></ul>

# SPECIFICATIONS

## External appliances / arrangements

Private pools	Provided for Villas
Landscaping	Basic design and irrigation system included

## Internal finishes

Internal walls	Brick or gypsum board walls covered with 3 coats of plaster. Finishing according to design
Balustrades	Laminated safety glass
Floors	<ul style="list-style-type: none"><li>Living areas and bedroom: high quality engineered wood flooring</li><li>Floor finishes in kitchens, balconies, bathrooms, areas: ceramic tiles (as per Architectural design)</li></ul>
Ceilings	Height up to 3.0 m. excluding recessed equipment installation locations finished with 2 coats of putty and 3 coats of matt emulsion paint
Light	Spots, switches and sockets according to interior design
Wardrobes and kitchens	Italian design

## Kitchen

Built-in kitchen	High spec Italian design cabinet kitchen furniture as per the interior design
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## Bathroom

Mirrors	Bathrooms provided with mirrors as per the interior design
Sanitary fittings	All of the sanitary fittings are of European brand with all necessary accessories as per design. Brands: Grohe or similar
Accessories	<ul style="list-style-type: none"><li>Sockets for shavers in all bathrooms</li><li>Electric towel rails for bathrooms (provision)</li><li>High quality design bathroom accessories: hand towel rings, wall mounted toilet roll holder</li></ul>
Bathtub	One per unit
Vanity units	As per the interior design
<b>Doors and windows</b>	
Internal doors	All interior doors shall be of Italian design and in accordance to the interior design and of EU manufacture
External doors	Safe doors equipped with high quality ironmongery and safety locks
Windows	Large scale high quality energy efficient sliding / tilting / turning panoramic aluminum doors and windows with reflective IR coating