

Location

AGIOS TYCHONAS

Limassol, Cyprus

Delivery

Q4 2027





SPACIOUS APARTMENTS

Nestled in prestigious Agios Tychonas, near the scenic Amathus promenade and major highways

Enjoy easy access to center Limassol while living in a tranquil, green environment with a nearby creek — and completely free from highway noise

5%

VAT on spacious apartments*

2

penthouses

12

3 and 4-bedroom apartments

* as planning permit dated before 31/10/23 this property can be eligible for 5%VAT, please ask your tax advisor for details



GENERAL FEATURES

SPACIOUS APARTMENTS

Thoughtfully designed layouts with open-plan living areas, providing ample space for families to thrive

UNDERFLOOR HEATING

Heat pump technology ensuring energy-efficient, year-round comfort in every room

WIDE PANORAMIC WINDOWS

Flooding interiors with natural light while offering stunning views of the surrounding greenery

TWO EXCLUSIVE PENTHOUSES

Spacious penthouses with private jacuzzi areas, offering luxurious living and unparalleled comfort

SMART-HOME READY SOLUTIONS

Seamlessly integrate your home with advanced technology for convenience, security, and energy efficiency

FAMILY-FRIENDLY AMENITIES

A dedicated children's playground, a sparkling pool, a BBQ area for family gatherings, and beautifully landscaped green spaces with lush planters to unwind and enjoy the outdoors

INSPIRED BY HERITAGE

The name Klimona River pays homage to the ancient town of Klimona, reflecting the area's rich cultural history. The "River" symbolizes the natural creek nearby, enhancing the peaceful and harmonious atmosphere of the development.




A SMART INVESTMENT

Klimona River offers flexible payment plans, including installments during the construction period, making ownership seamless. Additionally, purchasing a home here provides the opportunity to obtain permanent residency in Cyprus, adding long-term value for families.



LOCATION

 Look on the map

The Klimona River offers a sense of seclusion and exclusivity, creating a tranquil atmosphere for residents to share their space with neighbors and friends.



1 KM
from the beach

2 MIN
Amathus beach/promenade

5 MIN
St Raphael Marina

15 MIN
City center, Limassol Marina



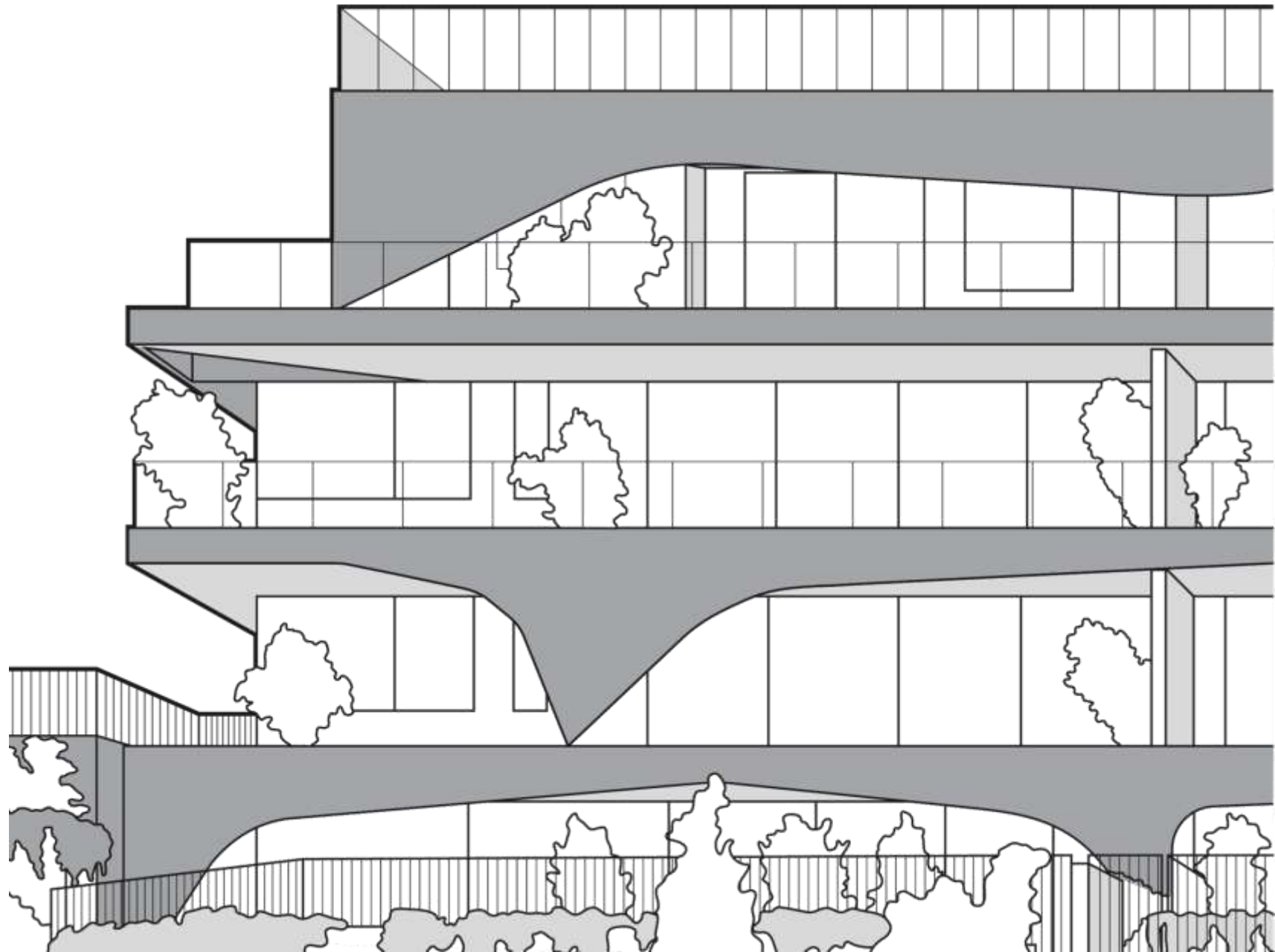
- ① Building A
- ② Building B
- ③-⑥ Private gardens
- ⑦ BBQ area
- ⑧ Green area
- ⑨ Pool
- ⑩ Playground



PLANS

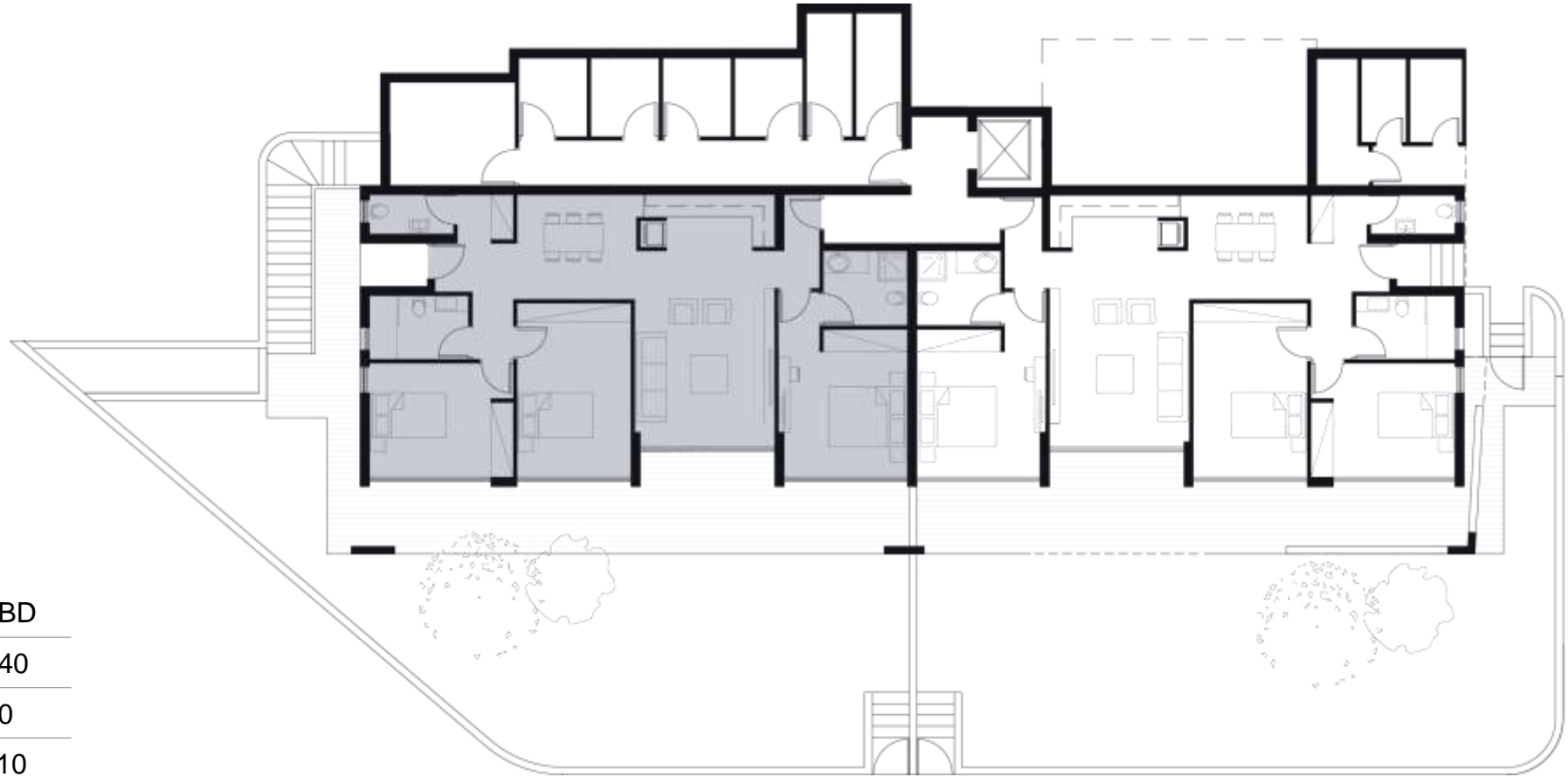
12

APARTMENTS



Flat 6 and 13

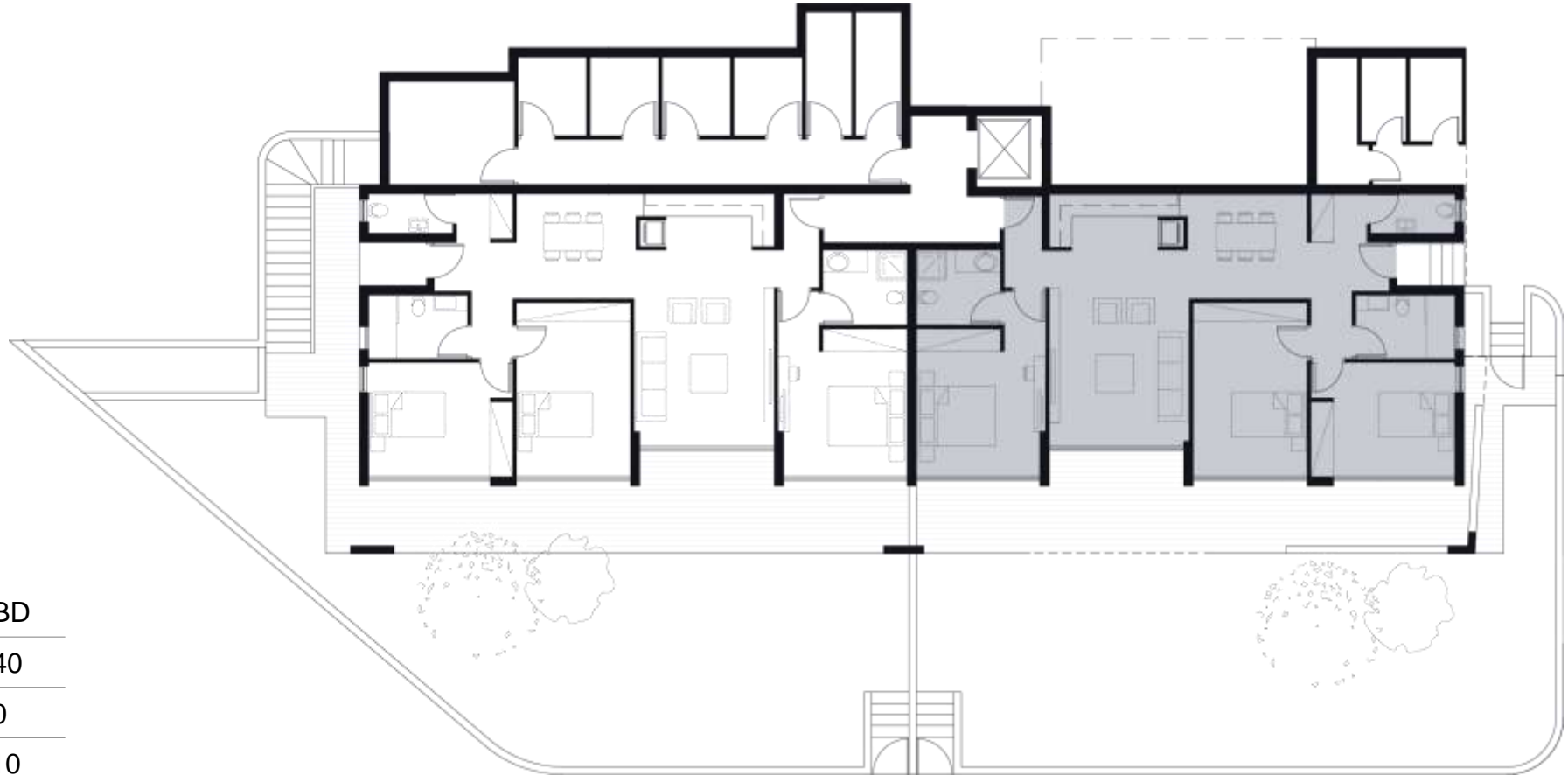
TOTAL AREA:
239 M²



Type	3BD
Total covered area	140
Covered veranda	30
Internal area	110
Store room	5
Uncovered veranda	8
Private garden	91

Flat 7 and 14

TOTAL AREA:
245 M²



Type	3BD
Total covered area	140
Covered veranda	30
Internal area	110
Store room	5
Uncovered veranda	5
Private garden	100

Flat 1 and 8, 3 and 10

TOTAL AREA:
174 M²



Type	4BD
Total covered area	156
Covered veranda	28
Internal area	128
Store room	5
Uncovered veranda	–
Private garden	18

Flat 2 and 9, 4 and 11

TOTAL AREA:
179 M²



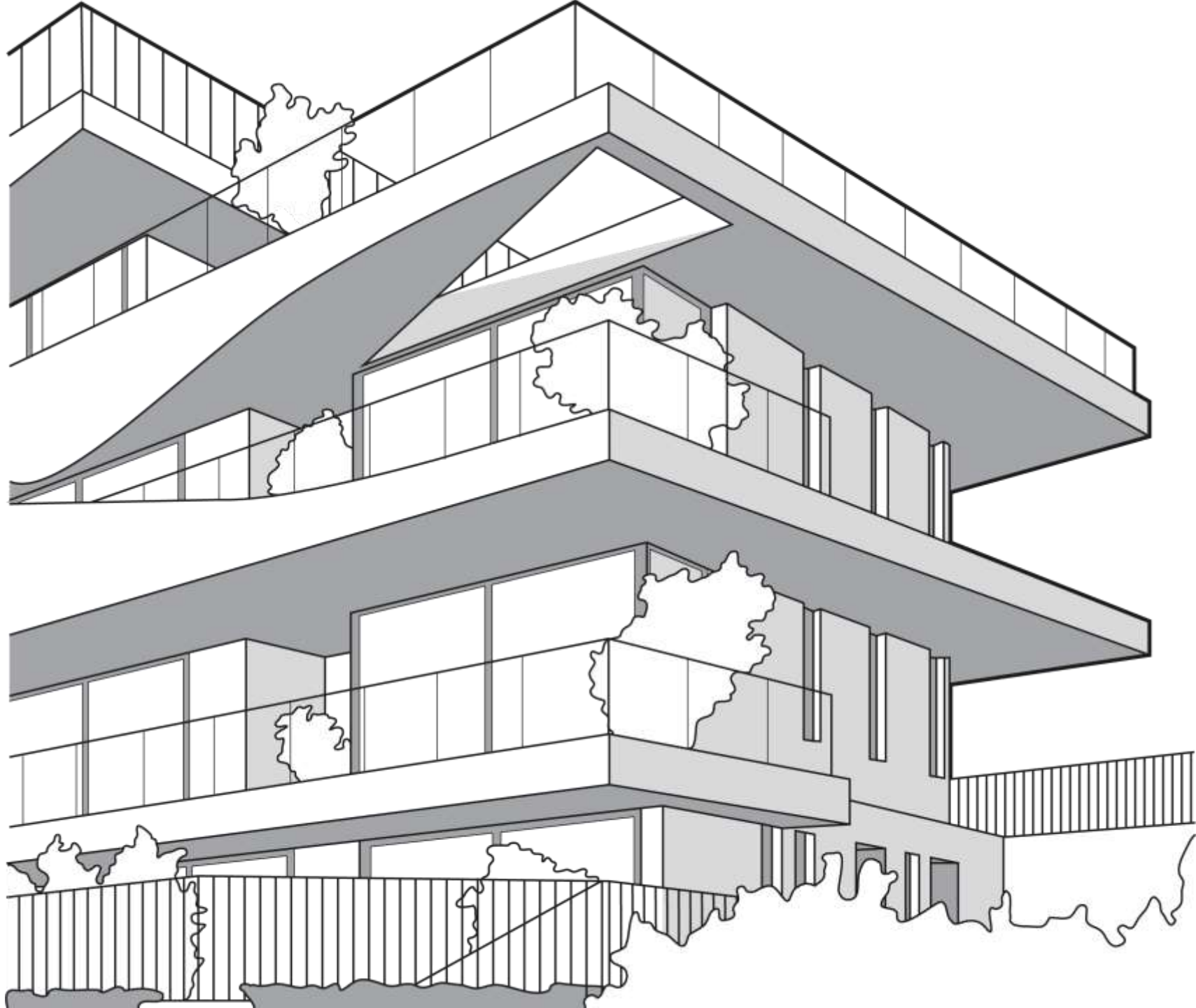
Type	4BD
Total covered area	156
Covered veranda	28
Internal area	128
Store room	5
Uncovered veranda	–
Private garden	23



PLANS

2

Penthouses



Flats 5 and 12

TOTAL AREA:
347 M²



Type	4 PENT
Total covered area	200
Covered veranda	40
Internal area	160
Store room	10
Uncovered veranda	54
Private garden	93







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">▪ Cinder blocks with thermal insulation system (unless otherwise provided in the design documentation) ensuring sound and thermal insulation▪ Metal clad facade system▪ Finishes according to the architectural design
Parking	The complex is provided by private parking lots as following: <ul style="list-style-type: none">▪ Apartments # 6, 7, 13, 14, 2, 9, 4, 11 — one parking lot per apartment▪ Apartments # 1, 8, 3, 10 — two parking lots per apartment▪ Penthouses # 5, 12 — two covered parking lots per apartment▪ Guest and disabled parking lots as per the local building code
Common areas	<ul style="list-style-type: none">▪ Kids playground area▪ BBQ area▪ Lighting for the common areas as per the design▪ Communal pool with lighting with lounge zone adjacent to the pool

Engineering systems

Smart building management system (BMS)	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: Lights <ul style="list-style-type: none">▪ Underfloor heating▪ Curtains/blinds▪ AC cooling▪ Water heater and hot water circulation (on schedule)▪ Any other BMS ready equipment installed by the client
Lifts	Hi quality EU production lifts
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 connected to the local transformer station
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">▪ Underfloor floor heating with heat pumps▪ Cooling / Air conditioning provisions

SPECIFICATIONS

External appliances / arrangements

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

- Living areas and bedroom: high quality engineered wood flooring
- Floor finishes in kitchens, balconies, bathrooms, areas: ceramic tiles (as per Architectural design)

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

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

- Sockets for shavers in all bathrooms
- Electric towel rails for bathrooms (provision)
- High quality design bathroom accessories: hand towel rings, wall mounted toilet roll holder

Bathtub One per unit

Vanity units As per the interior design

Doors and windows

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