



SOL
PROPERTIES

Fragment

entirely yours

A modern, multi-story concrete building with balconies, surrounded by lush greenery and a car in the foreground. The building features large windows and balconies with greenery. The text "entirely yours" is overlaid in the center.

entirely yours

* Fragment

Fragment is a boutique residential apartment project located in the evolving yet peaceful district of Agios Ioannis in Limassol, where growing infrastructure meets a calm residential atmosphere.

Consisting for a four-storey project in which each apartment occupies an entire level, forming a rare format of absolute privacy and personal space for the urban environment. The layout delicately divides the bright area of the kitchen and living room with access to the veranda and a private part with a guest bedroom, a separate bathroom and an isolated master unit.





Fragment is situated in Agios Ioannis - a calm yet rapidly developing neighbourhood, offering a rare balance of tranquility and convenience.









With major companies establishing their presence nearby and infrastructure actively growing, the area creates the perfect conditions to combine peaceful living with confident investment potential.

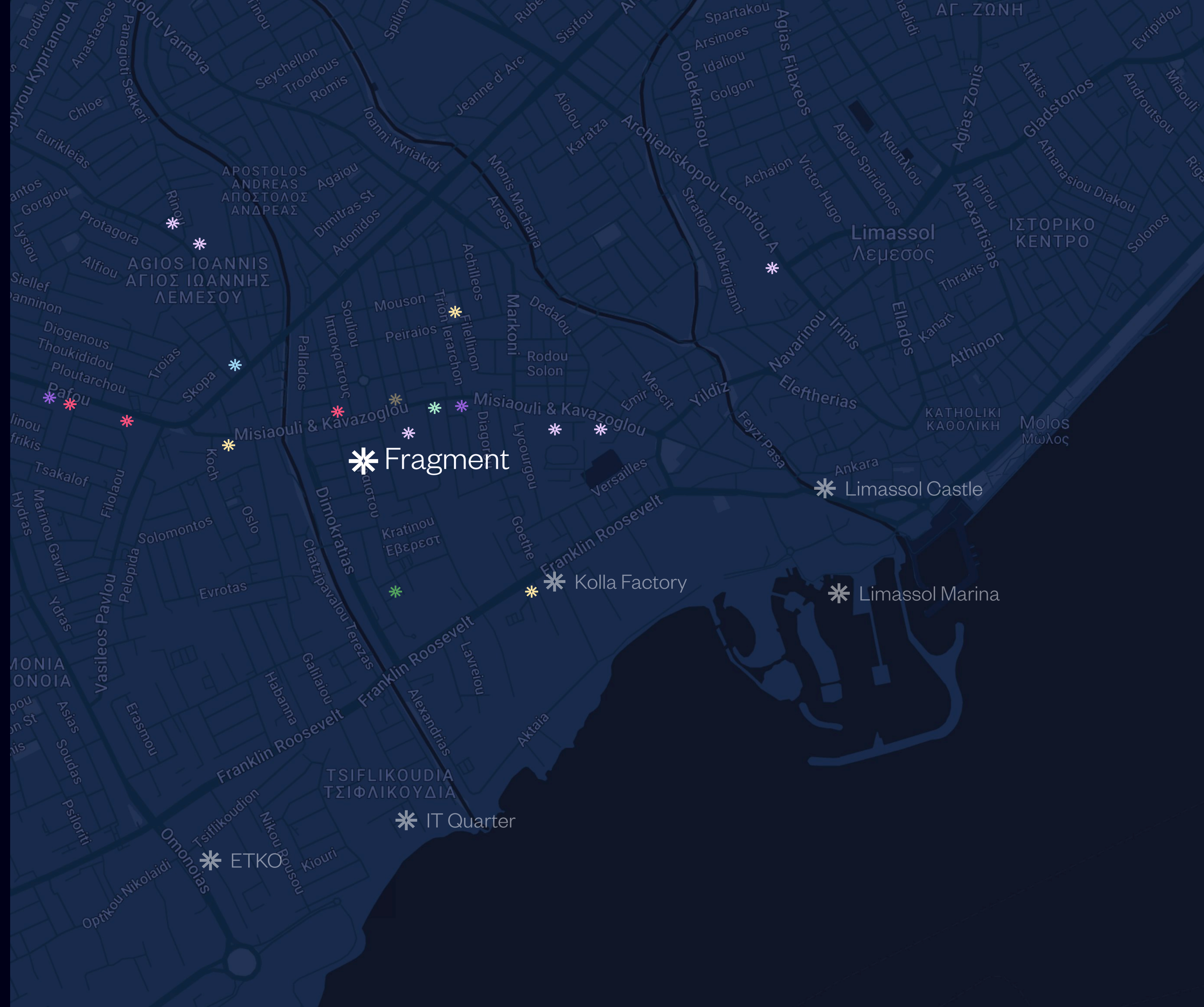
[LOCATION ON GOOGLE MAPS](#)



 LOCATION

Fragment is situated in Agios Ioannis, the most actively developing business areas of Limassol.

-  SUPERMARKET
-  COFFEE SHOP
-  GYM
-  PHARMACY
-  SCHOOL
-  GAS STATION
-  BAKERY
-  PADEL & TENNIS COURTS



* Fragment

High standards of construction, planning and energy efficiency:

The Fragment utilises bioclimatic design principles to secure a Class A Energy Performance certification, meeting the country's regulatory requirements. It features high-quality materials to deliver superior standards, durability, affordability and eco-friendliness.

47kwh/m2/yr (Energy Class A)

A

B

C

D

E

F



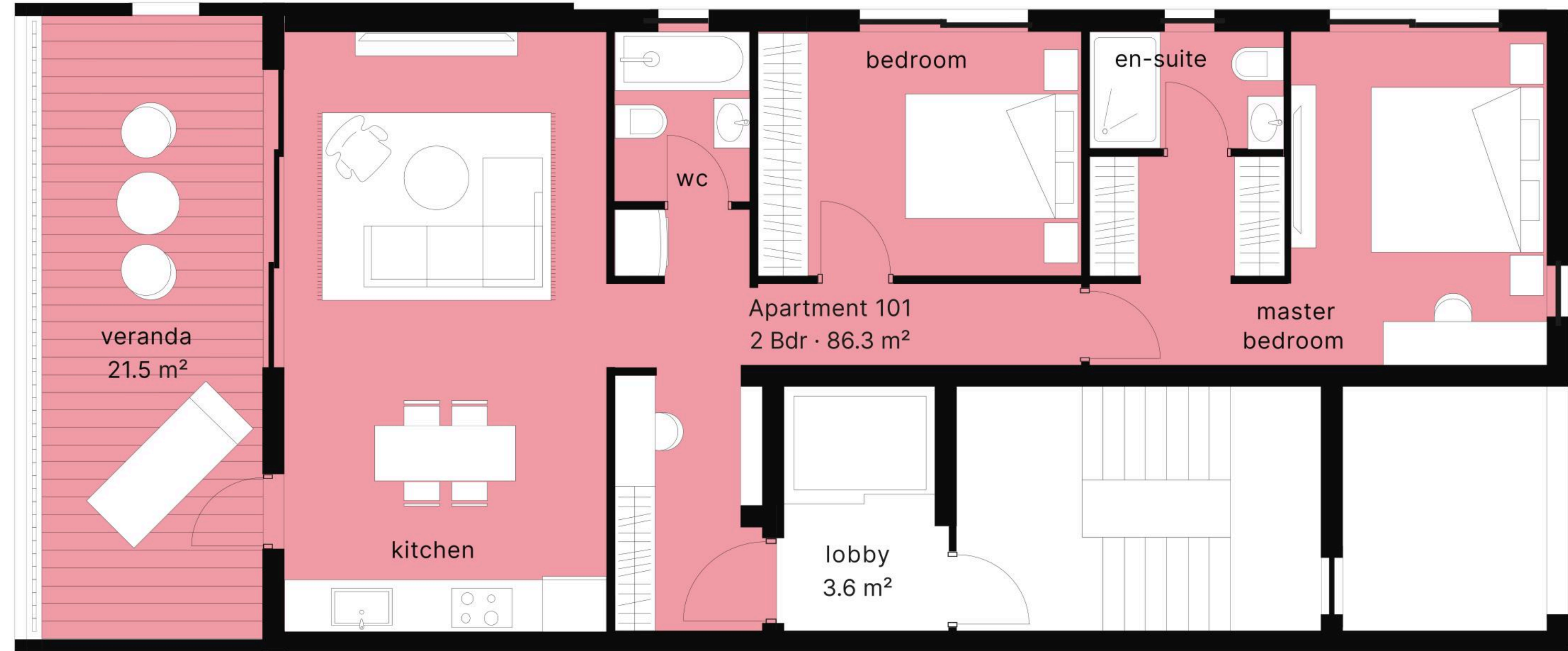
*Fragment interior & floor plans

The project was shaped by one guiding idea — to give each resident complete ownership of their space. Four floors, four private worlds: no shared corridors, no passing strangers — just your entire level.

Generous layouts, expansive verandas and refined interiors ensure every metre serves your comfort, while natural light, clean lines and premium materials create a sense of balance and understated sophistication.

- * CONCEALED FACETS
- * A/C SPLIT SYSTEM
- * HIDDEN DOORS
- * ENTRYWAY





	BEDROOMS	BATHROOMS	INTERNAL AREAS (M ²)	COVERED VERANDAS(M ²)	STORAGE ROOMS (M ²)	TOTAL AREAS (M ²)
* FLAT 101	2	2	86.3	21.5	3.8	111.6
* FLAT 201	2	2	86.3	21.5	4.0	111.8
* FLAT 301	2	2	86.3	21.5	2.1	109.9
* FLAT 401	2	2	86.3	21.5	8.2	116 + 53.1

Floor Plans

*Fragment interior



Fragment

entirely yours

Fragment

entirely yours

Fragment

entirely yours

Fragment

entirely yours

Fragment

entirely yours



Fragment



entirely yours

*Fragment
guest bedroom





Fragment

entirely yours



Fragment

entirely yours

Fragment

entirely yours

*Fragment master bedroom





Fragment

entirely yours

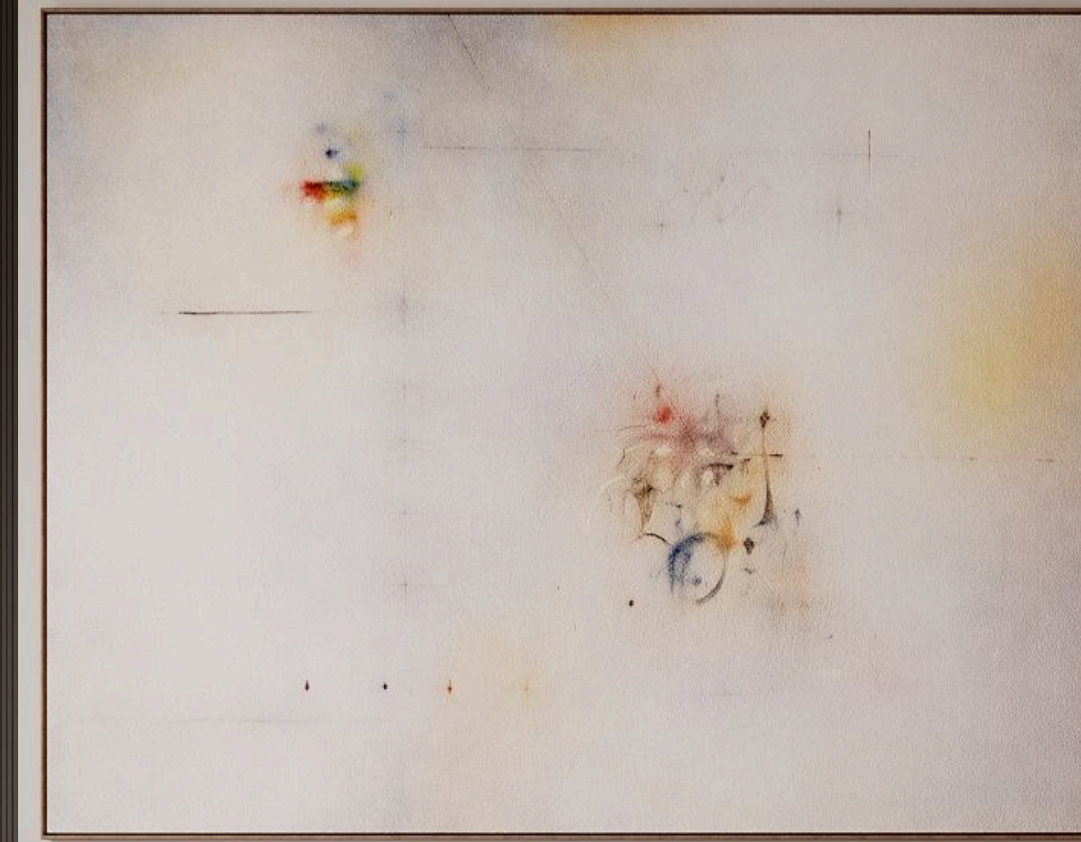


Fragment

entirely yours

Fragment

entirely yours



Fragment

entirely yours

Fragment

entirely yours

Fragment



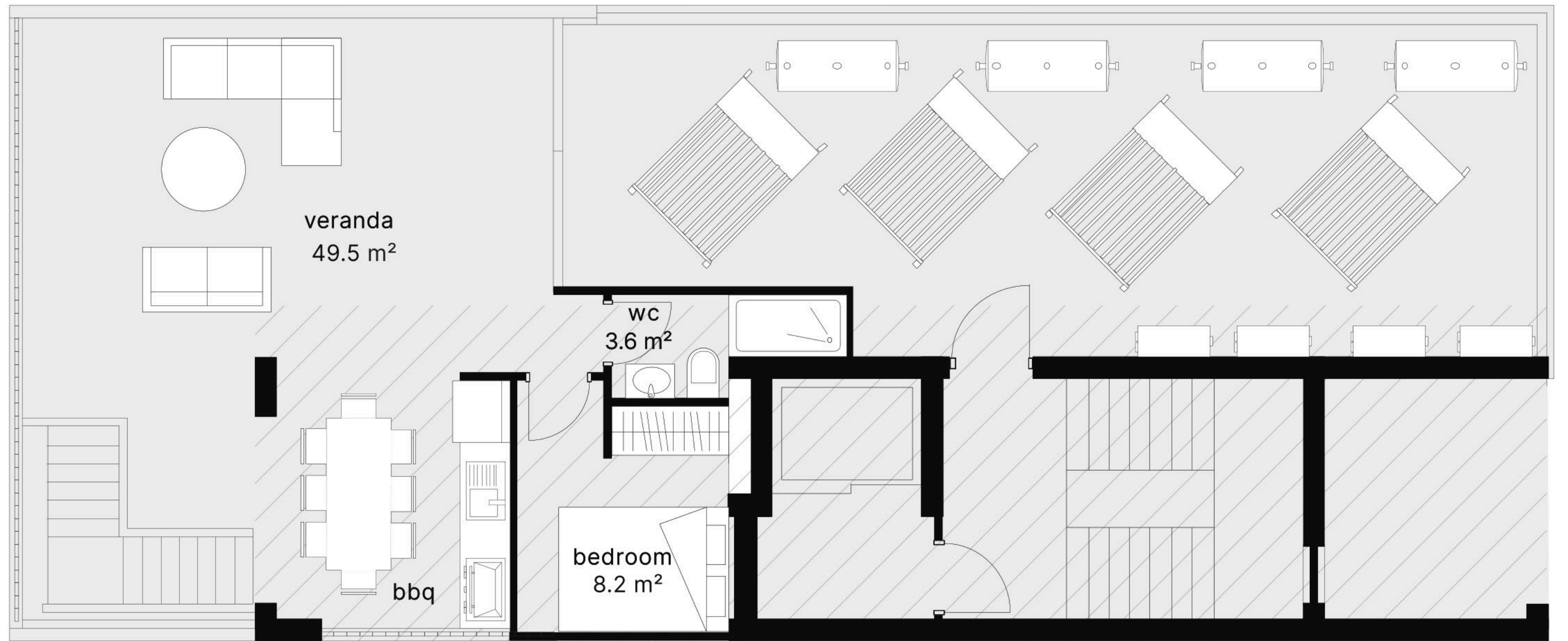
entirely yours

* Fragment roof garden

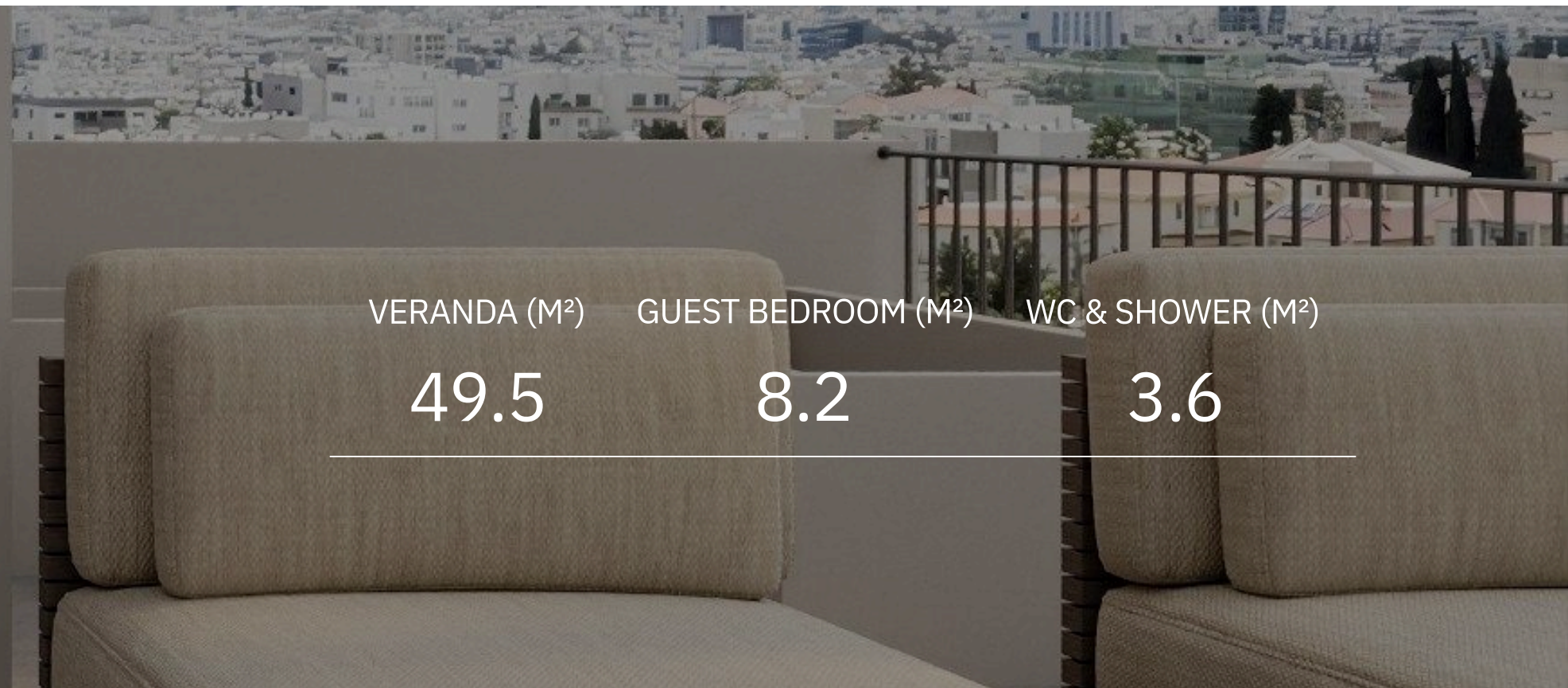
The top-floor residence further expands the concept, transforming into a roof garden penthouse with direct access to a private rooftop terrace. This elevated open-air space provides the perfect setting for relaxation, sunset gatherings, or intimate al fresco dinners—extending the home's living area beyond its usual boundaries.

- * BBQ AREA
- * LOUNGE ZONE
- * DINING AREA
- * SEA VIEW
- * SHOWER & WC
- * GUEST ROOM





Roof Garden



VERANDA (M ²)	GUEST BEDROOM (M ²)	WC & SHOWER (M ²)
49.5	8.2	3.6

Fragment

entirely yours

*Fragment team

Our team is committed to thoroughly evaluating every detail of the project, from its beginning to its conclusion.

The team behind the project was deeply inspired by the idea of creating a place imbued with comfort and aesthetic appeal, bringing their accumulated experience in design, spatial planning, and modern construction solutions into its realization





SOL
PROPERTIES

+357 99 000 501
SOLPROPERTIES.CO

solidifying
your dreams

DISCLAIMER

The information contained in this brochure does not constitute a representation by the Owner / Developer or its agent and is provided for information and/or conceptual purposes only. It is meant only for promotional purposes and has no legal value. The Developer / Owner retains the copyright of material in this brochure and may change all information contained at any time without notice. All matters will be governed by the applicable sale and purchase agreement between the parties and the specifications attached to it. The exterior illustrations and computer generated images included in this brochure do not take into account the neighbouring buildings, physical structures, streets and landscape. They are provided solely to give a general idea of the final look and feel of the exterior of the project, and minor variations might apply. The interior illustrations and computer generated images included in this brochure are intended for conceptual purposes only and are not representative of any space or of any size or dimension of any space nor meant to represent the actual interior design that will be delivered. They are provided solely to give an idea to the purchases of how they could potentially design their spaces.