



## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol

Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4733B



### 2 BDR apartment for sale in Agios Tychonas

EUR 0

City: Limassol

Area: Agios Tychonas

Type: Apartment

Bedrooms: 2

Bathrooms: 3

Pool: Communal

Covered: 387.52m2

Title deeds: Yes

Sale type: New

Kitchen: Partly equipped

Furnished: No

Parking: Private Covered

Views: Pool views

\* Agios Tychonas Tourist Area \* Close to all amenities \* 400 meters to Blue Flag beach \* Duplex apartment \* Open plan living/dining/kitchen area \* 2 en-suite bedrooms with walk-in wardrobe \* Guest WC \* Covered verandas 57.78 m2 \* Uncovered verandas 88.41 m2 \* GYM/Playroom \* Private mini SPA \* Family Room \* Wine Cellar \* Laundry room \* Lift \* Double Glazed Windows \* VRV Air Conditioning \* Underfloor heating \* 2 covered parking space \* Parking for Guests \* Communal Swimming Pool \*

This duplex apartment situated in one of Limassol's most prestigious locations - Agios Tychonas, enjoying magnificent views of the crystal waters of the Mediterranean Sea. Surrounded by fine restaurants and bars, high-end shops, and five-star hotels, including the deluxe 'Four Seasons Hotel.

Residents can relish the exclusivity of contemporary metropolitan living, combined with the relaxed vibes of a laid-back Mediterranean lifestyle. The project allows easy access to the sandy shores of the award-winning, Blue Flag 'Aphrodite Beach.' There, residents can partake in a variety of water sports such as jet-skiing, paragliding, and sailing.

The Duplex apartment is a large apartment spread out across two floors. The upper ground floor boasts an open-plan living, dining, and kitchen area (tastefully designed fitted kitchens of the highest

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quality) that open out onto a spacious veranda overlooking the nearby Four Seasons Hotel gardens as well as the sea beyond. Two en-suite bedrooms are located on this floor, as is a guest toilet (Granite tops for kitchens and bathrooms). Both bedrooms enjoy generous wardrobe space and share a large veranda offering beautiful mountain views.

The lower ground floor of this duplex apartment is located at pool level and is accessible via a private, internal staircase. On this level, residents will have access to a room of generous proportions with a balcony extending out onto the communal swimming pool, which can be utilized as a gym, playroom, or family room. A private mini-spa area, complete with a massage room, sauna, and bathroom is also available for residents' ultimate relaxation.

Also, it has covered and remote-controlled parking, two lifts with access to all floors, double glazed windows, telephone lines/internet in all rooms and balconies, mood lighting control, and light dimmers in all rooms and lighting on all balconies.

Great investment!

Ideal property for business!

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