

UTOPIA

**12 LUXURY VILLAS
AGIOS TYCHONAS, LIMASSOL**

Villa 1 - Delivered

Villa 2,3,10,11,12 - Delivery September 2025

Villa 4,5,6,7,8,9 - Delivery December 2025



Delivery: Q4 2025



Location

2'

From the beach

5'

From 5* Hotels

10'

From the City

UTOPIA Villas are located in the area between Amathus & Amara Hotels, right on the riverbed with three different routes to access the property.

The Land

District	Limassol
Town	Agios Tychonas
Reg. No.	6/121
Plot No.	121
Sheet / Plan	Limassol
Scale	1:2000
Land Area	7.535
Planning Zone 1	H5
Building Coefficient	30%
Proportion	100%
Coverage	20%
Land Value	€2,500,000



The land is beside the river ensuring that all the villas have an unobstructed sea view.

A wonderful



Place to live

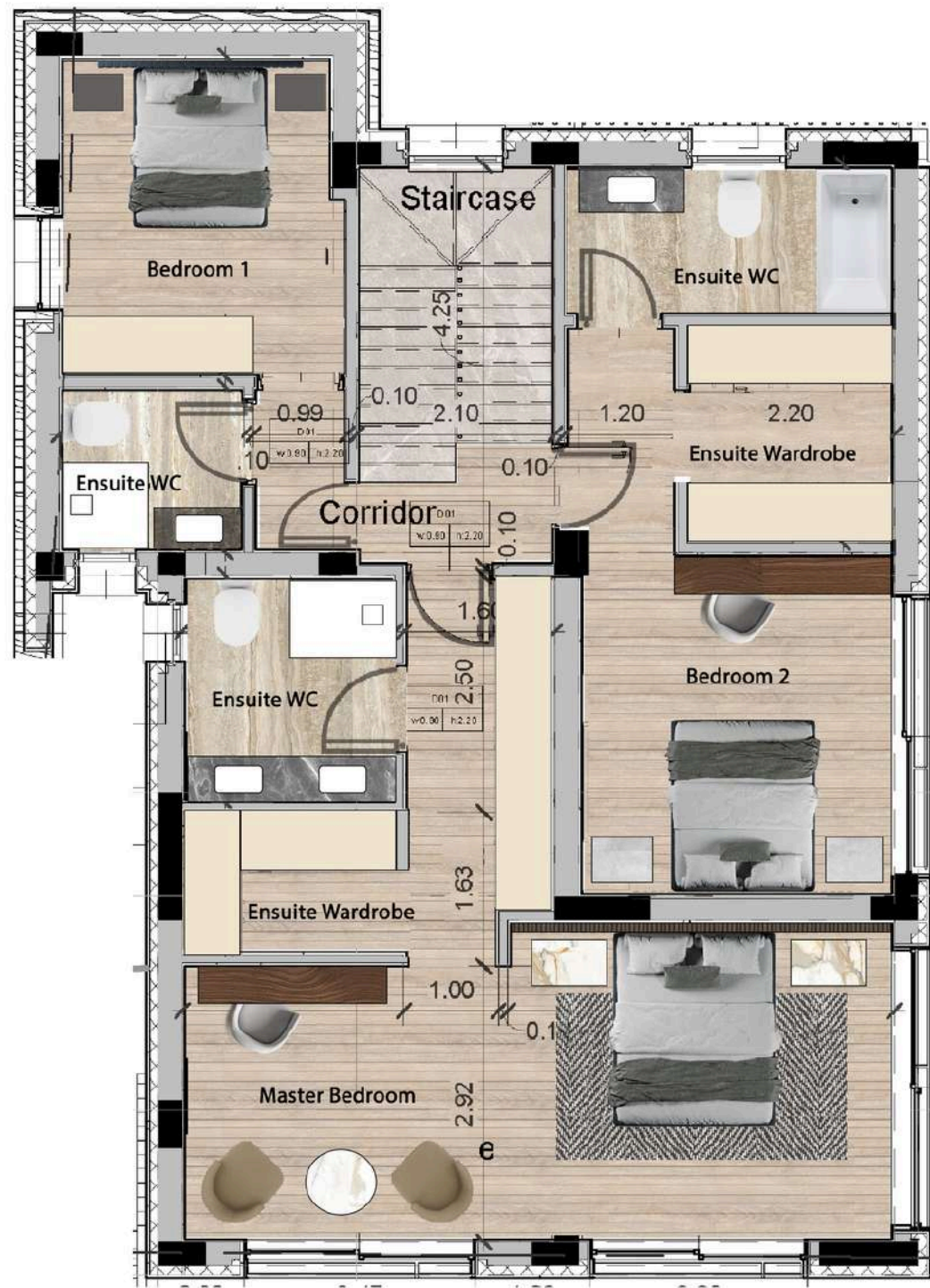
UTOPIA

Project Introduction

- *The project consists of 12 independent villas.*
- *It is situated in a friendly and quiet neighbourhood.*
- *It has easy access to amenities , the beach and 5 Star hotels and restaurants.*
- *Each Villa has an open lower ground with exclusive garden.*
- *Four of the Villas have a swimming pool and the rest can accommodate one.*
- *Limassol has high demand for properties from International Investors with the emergence of upscale international chains such as:*
 - *Nammos, Restaurant / World*
 - *La Petit Maison (LPM),*
 - *Wolfgang Steakhouse,*
 - *The Ritz Carlton Residences,*
 - *Novikov Restaurant & Bar,*
 - *Limassol Casino "The City of Dreams"*







FIRST FLOOR



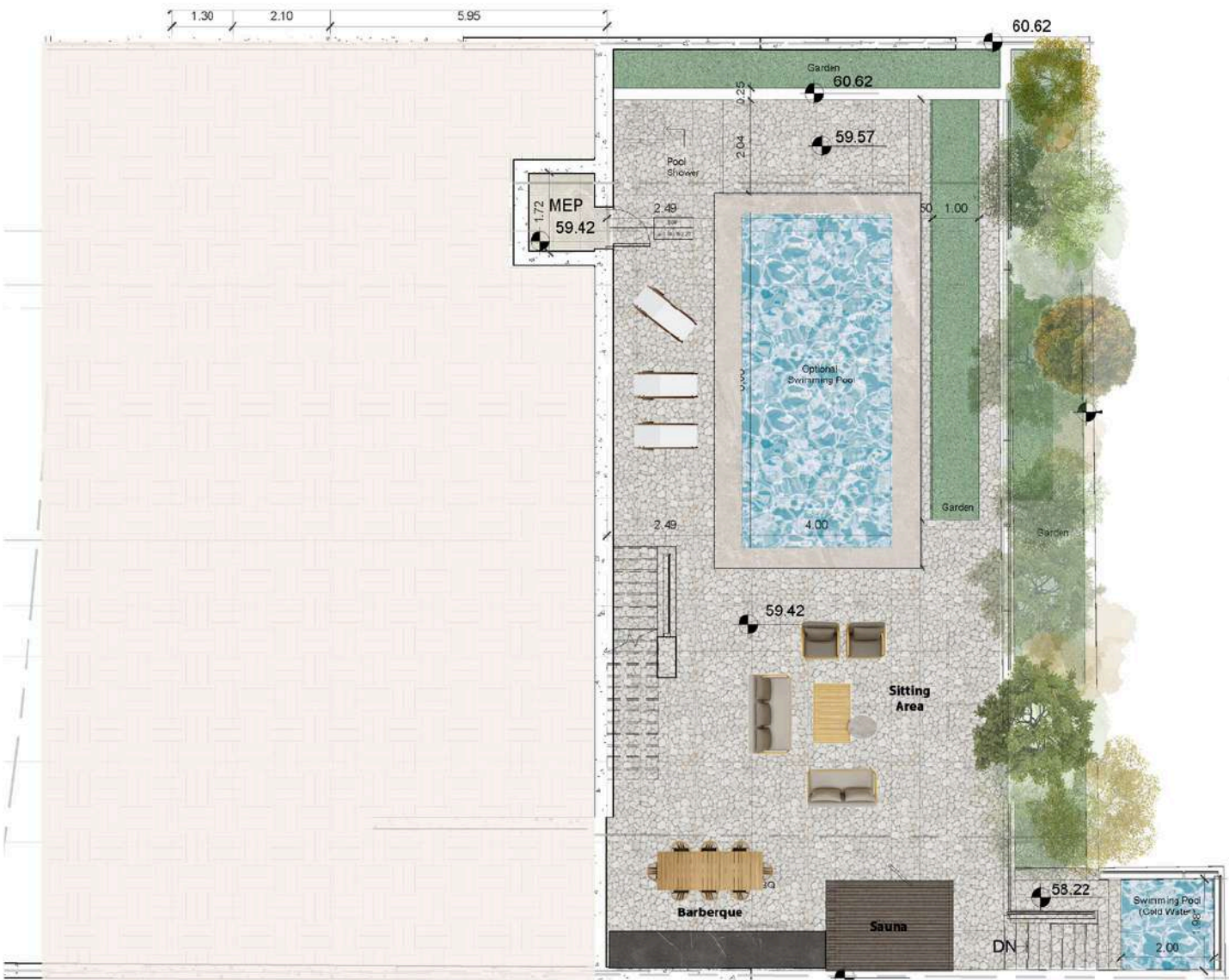
GROUND FLOOR

5 Bedroom 4 Bathroom 1 Parking

Villa 2



GARDEN LEVEL



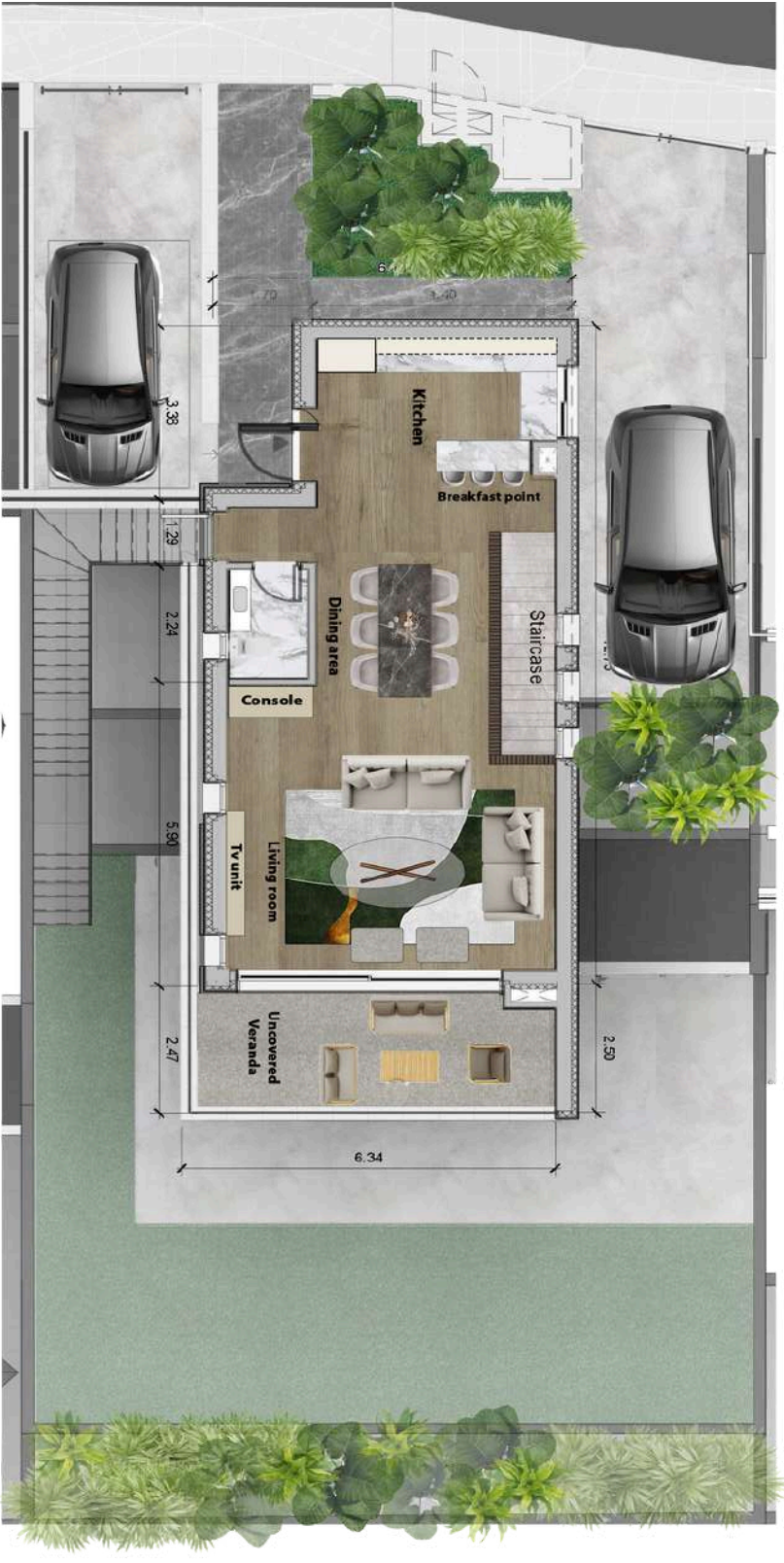
POOL AREA

5 Bedroom 4 Bathroom 1 Parking

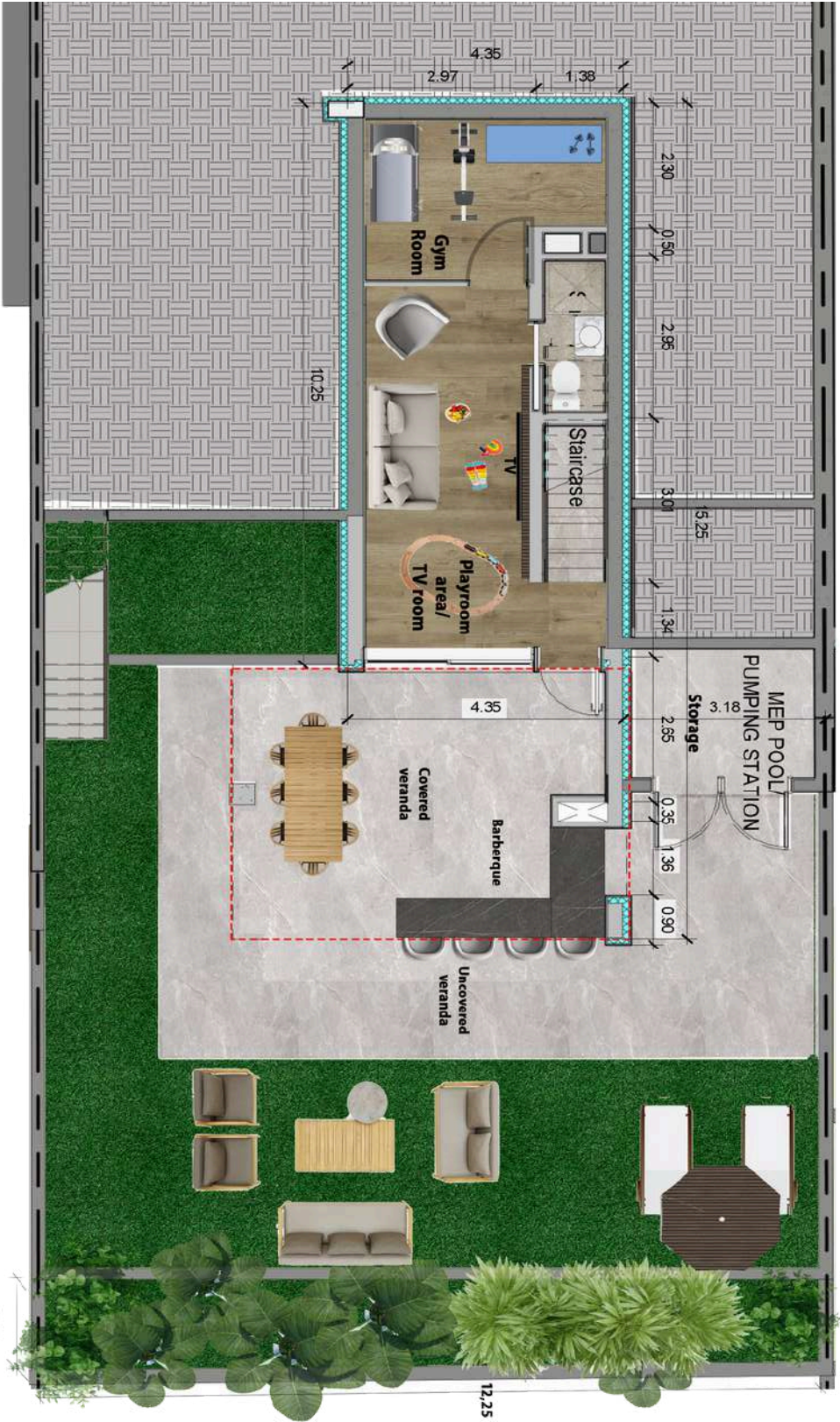
Villa 2



FIRST FLOOR



GROUND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

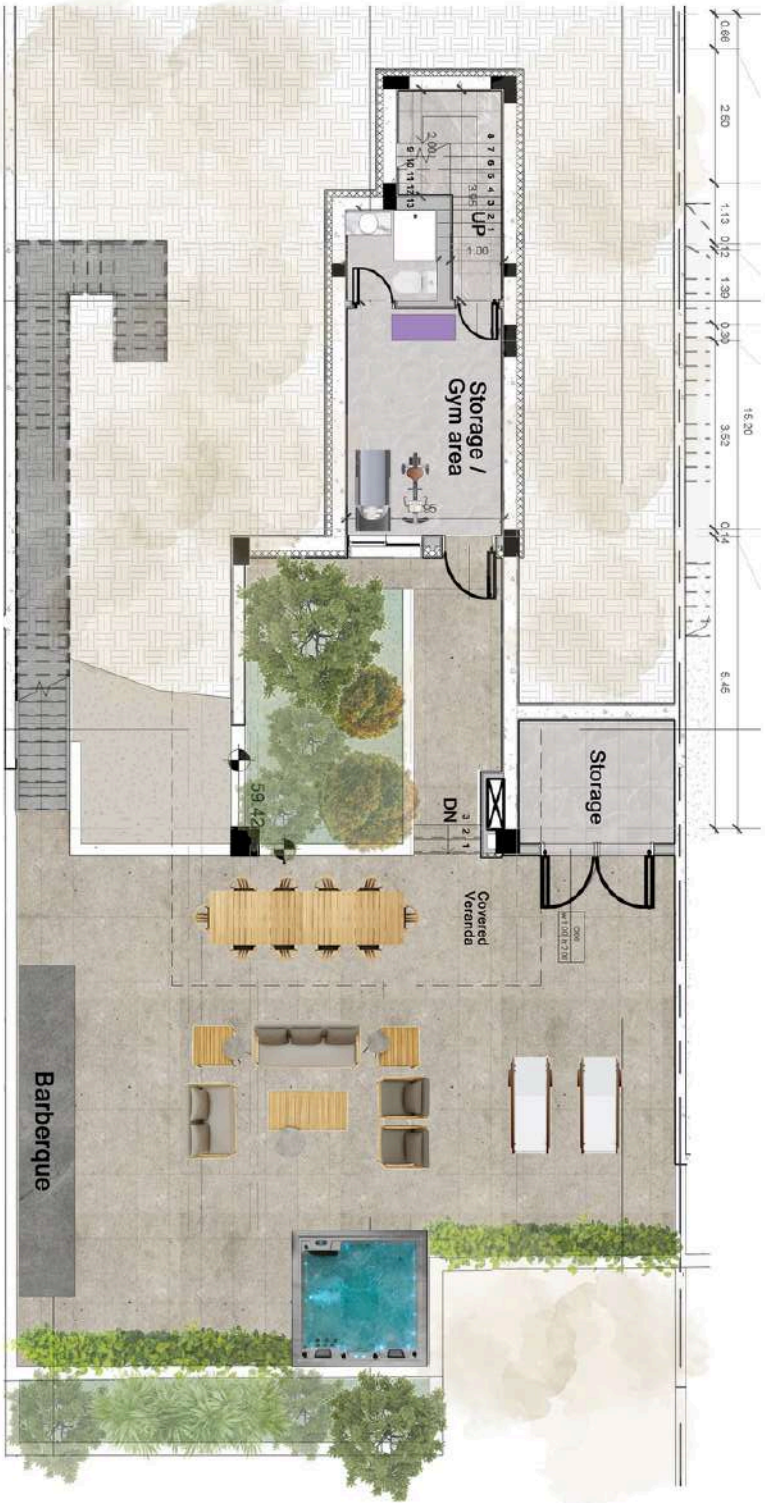
Villa 3



GROUND FLOOR



LOWER GROND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 4



GROUND FLOOR



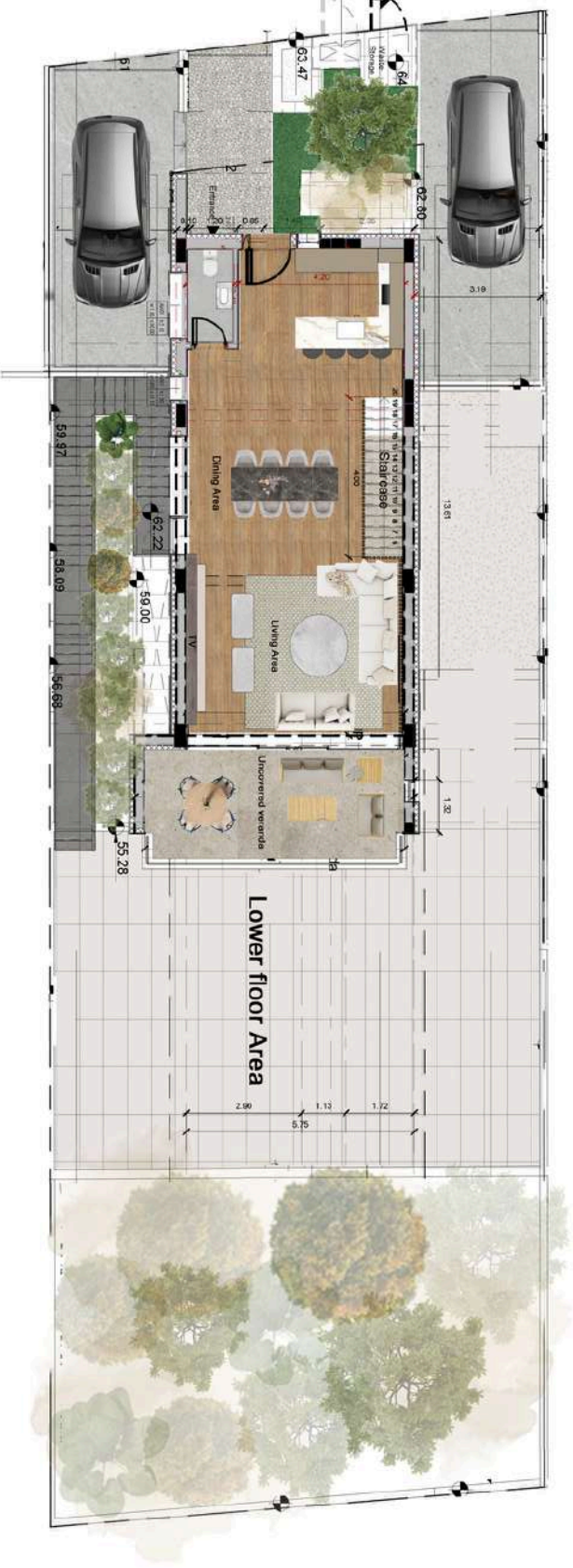
LOWER GROND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 5



GROUND FLOOR



LOWER GROND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 6



GROUND FLOOR



LOWER GROND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 7



GROUND FLOOR



LOWER GROND FLOOR



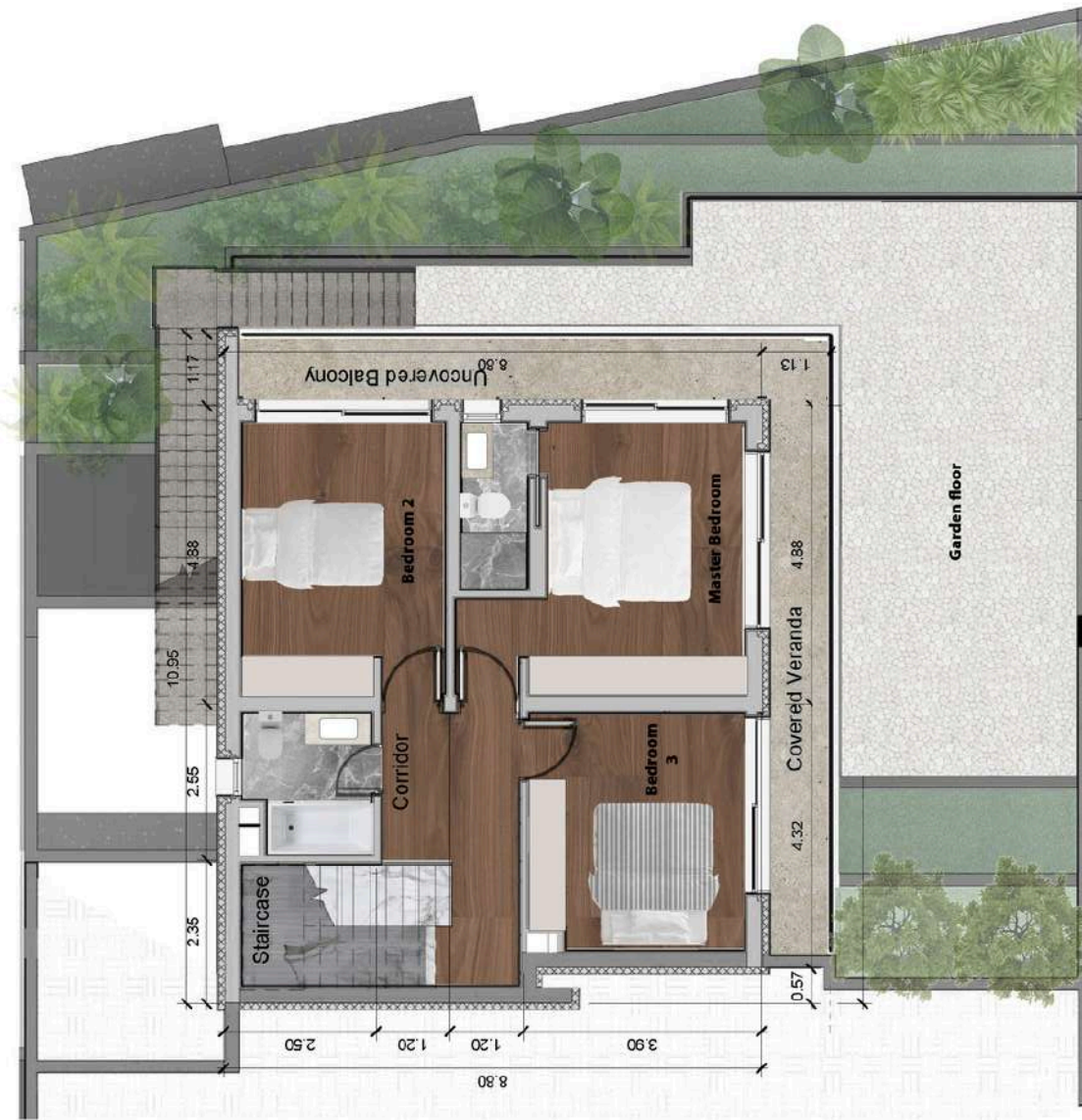
GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 9



GROUND FLOOR



LOWER GROUND FLOOR



GARDEN LEVEL

3 Bedroom 2 Bathroom 2 Parking

Villa 11



ROOF GARDEN



GROUND FLOOR



GARDEN LEVEL

3 Bedroom 3 Bathroom 2 Parking

Villa 12

Interior Specifications



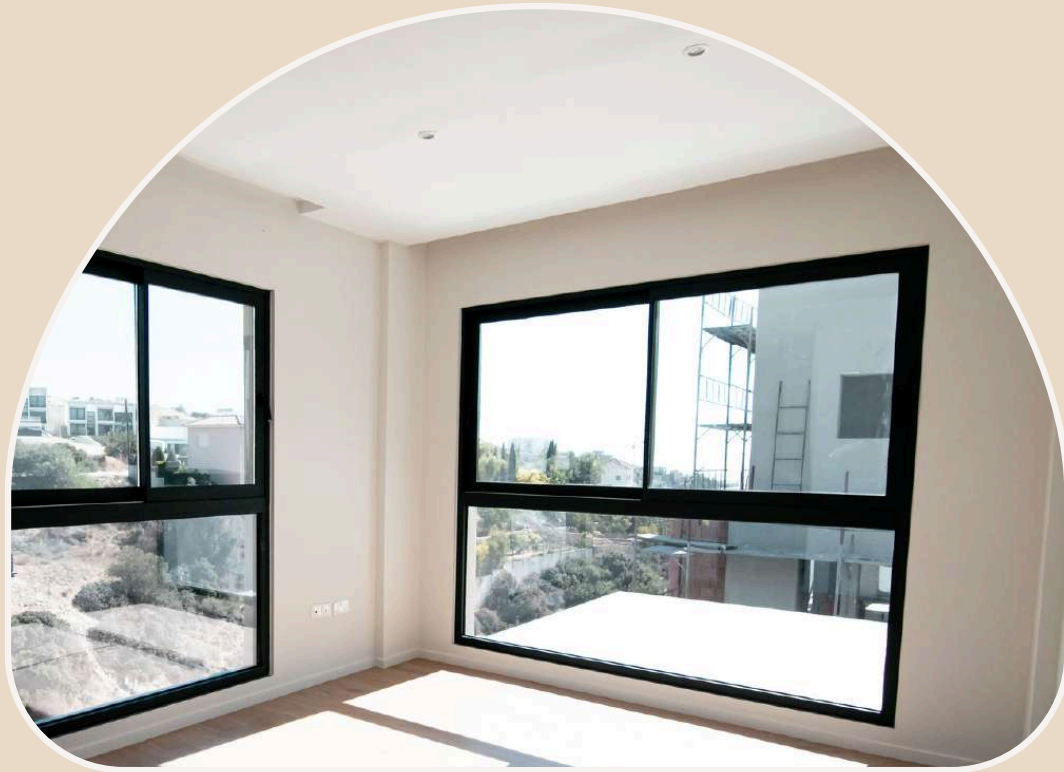
Kitchens & Wardrobes



Bathrooms

- Internal doors and wardrobes made out of high-quality melamine with a satin interior structure finish and soft-closing mechanisms.
- Italian-style lacquered kitchens with soft closing mechanisms and hidden handles.
- Bathroom floors and walls are covered at full height with ceramic tiles 60x120 (Category R7 /R8).
- Italian Pivot security Doors with triple cylinder lock for the main entrance.
- Built-in laundry cabinets
- Laminate wood washbasin units with soft-closing mechanisms
- Porcelain or Techno granite countertops with under-counter sink in the main kitchen
- White high-quality porcelain sanitary ware

Interior Specifications



Doors & Windows



Floors



Doors & Windows

- Aluminium windows and sliding doors will be with MU 144 and MU2075 thermal insulating system series
- Internal floors covered with laminated parquet AC4
- High ceilings with hidden lighting in the living room, kitchens and bathrooms
- A/C for split wall unit provisions in all bedrooms
- Concealed A/C Unit with linear hidden duct in common areas (optional)

Details in description

- Solar water heater with 2 solar panels
- 250L Boiler
- 2000L Water Tank
- Metal parking gates with electrical provisions
- Glass railing balustrade in verandas
- Provision for security system
- CCTV – Answering System
- Exterior R9/R10 tiles of 60x120 in earth tones
- High quality and durable exterior claddings in all villas in combination with graffiato



	Bed	Bathroom	W/C	Total Internal Area m ²	Roof Garden	Covered Veranda m ²	Total Covered Area m ²	Plot Area m ²	Uncovered Veranda m ²	Pool	Parking	Availability
Villa 1	4	4	1	242	-	0	242	737	22	7x4	1	SOLD
Villa 2	4	6	1	307	-	0	307	769	-	8x4	2	Available
Villa 3	3	3	1	226	-	0	226	490	0	7x4	2	Available
Villa 4	3	3	1	211	-	0	211	480	32	7x4	2	Available
Villa 5	3	3	1	203	-	16	220	462	24	7x4	2	Available
Villa 6	3	2	1	191	-	15	206	461	19	7x4-	2	Available
Villa 7	3	2	1	193	-	0	193	464	21	7x4	2	Available
Villa 8	3	3	-	192	-	27	219	474	20	7x4	2	Available
Villa 9	3	2	1	189	-	7	196	377	44	7x4	2	Available
Villa 10	3	2	1	177	-	6	183	339	24	7x4	2	SOLD
Villa 11	3	2	1	181	-	32	214	339	18	7x4	2	Available
Villa 12	3	3	-	165	30	32	197	338	-	7x4	2	Available

Project Typology

The design has ensured that each house is built on an angle, ensuring that every single Villa holds a Sea View.

The project consists of 12 Villas of around 177-307 Sq.m covered area for each villa.



In a nutshell

7,535
SQUARE METERS OF LAND

12
SEPERATE VILLAS

2
MINS FROM THE BEACH

2025
Q4 DELIVERY DATE



Our Partners

Ergo Home Group

Andrelia

Archmade LLC

Kourides Kataskevastiki Ltd

Total Valuations

Contact Us



22550000



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