



Reference 17078

## 4-Bedroom Duplex Apartment with Roof Garden in Agios Tychonas Tourist Area

**€7,300,000**

Agios Tychonas, Limassol

4 Bedrooms | 4 Bathrooms | 261 m<sup>2</sup> Covered

### Description

#### Key Features:

- 4 bedrooms
- 4 bathrooms
- Internal Area: 261m<sup>2</sup>
- Covered Verandas: 54m<sup>2</sup>
- Roof Garden: 173m<sup>2</sup>
- Covered parking
- Storage room

Covered veranda	54 m <sup>2</sup>
Roof garden	173 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2024
Status	Key ready

#### Facilities & Amenities:

- 24/7 reception and concierge
- Fully equipped gym and fitness center
- Sauna, wellness and relaxation areas
- Steam room and massage rooms



- Pilates studio
- Residents' lounge
- Cigar room
- Controlled access and security system
- High-speed elevators
- Smart home provisions
- IT room and reading room
- Laundry facilities
- Outdoor swimming pool
- Landscaped gardens
- Tennis court
- Sky Garden
- Observation terrace
- Children's playground

VIEW: Mountain

FLOORS: 21-23

\*All Prices Subject to VAT.

\*\*All Apartments Eligible to 5% Reduced VAT.



## Facilities

- ✓ Aircondition · Central system
- ✓ Heating · Central
- ✓ Parking · Covered
- ✓ Pool · Communal
- ✓ Indoor pool · Communal
- ✓ Elevator
- ✓ Gym
- ✓ Spa
- ✓ Tennis court
- ✓ Storage
- ✓ Gated complex
- ✓ Landscaped garden
- ✓ Solar water heater
- ✓ Clubhouse

## Features

- ✓ Marble flooring
- ✓ Luxury specifications
- ✓ Modern design
- ✓ Roof garden
- ✓ Alarm system
- ✓ City view
- ✓ Mountain view
- ✓ Garden
- ✓ Balcony, front
- ✓ Balcony
- ✓ Entrance gate
- ✓ Electric car charger (provision)
- ✓ Lobby
- ✓ Elevated
- ✓ Spacious rooms
- ✓ 24-hour security
- ✓ Easy access to main roads

## Gallery









