

Agata
VILLA

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A NEW STANDARD OF
LUXURY LIVING



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THE CONCEPT

A superb Tuscan style villa with all the modern necessities and luxuries, Villa Agata captures the very essence of luxury and exclusivity. Located in Agios Tychonas, this hillside property boasts four spacious bedrooms, a large gym, a wine cellar, a heated swimming pool and breath-taking views of the Mediterranean Sea.

Villa Agata is a venture of ATP Advanced Tech Properties Ltd, a property development company specialising in the design and construction of energy-efficient luxury residential properties in Cyprus.

The Project is completed



THE NEIGHBOURHOOD

AMATHUS
BEACH HOTEL

MEDITERRANEAN
BEACH HOTEL

FOUR
SEASONS
HOTEL

Puesta
open bar and grill

Castella
Beach

NAVARRIA HOTEL

Agata
VILLA

Alma
VILLA



THE CITY OF LIMASSOL

Located on the south coast of Cyprus, Limassol is the pinnacle of contemporary cosmopolitan living in the Mediterranean Sea and offers the perfect blend of comfort, safety, quality and opportunity.

A growing and forward-looking city, Limassol has all the modern services, amenities and conveniences of a European metropolis.

It boasts 16km of beachfront with an abundance of Blue Flag beaches and offers a variety of cultural and entertainment possibilities, as well as the finest culinary and shopping experiences.

Limassol is quite simply a city of contrasts, combining relaxation, creativity, style and business with old and new.



LOCATION & ACCESS

Villa Agata is located in the most exclusive area of Agios Tychonas, just 10km northeast of the city of Limassol and about 15 minutes from the city's historical centre and 50 minutes from all other major cities.

The property offers easy access to the A1 Nicosia-Limassol motorway, linking the capital of Cyprus with the largest port on the island, as well as the Larnaca and Paphos international airports.

At 70m above sea level, Villa Agata boasts uninterrupted, breath-taking views of the Mediterranean Sea, and is at an arm's reach of Limassol's finest dining, shopping, leisure and entertainment experiences.



Distance to
Paphos Airport:
67km



Distance to
Fasouri Water park:
20km



Distance to
Limassol city centre:
10km

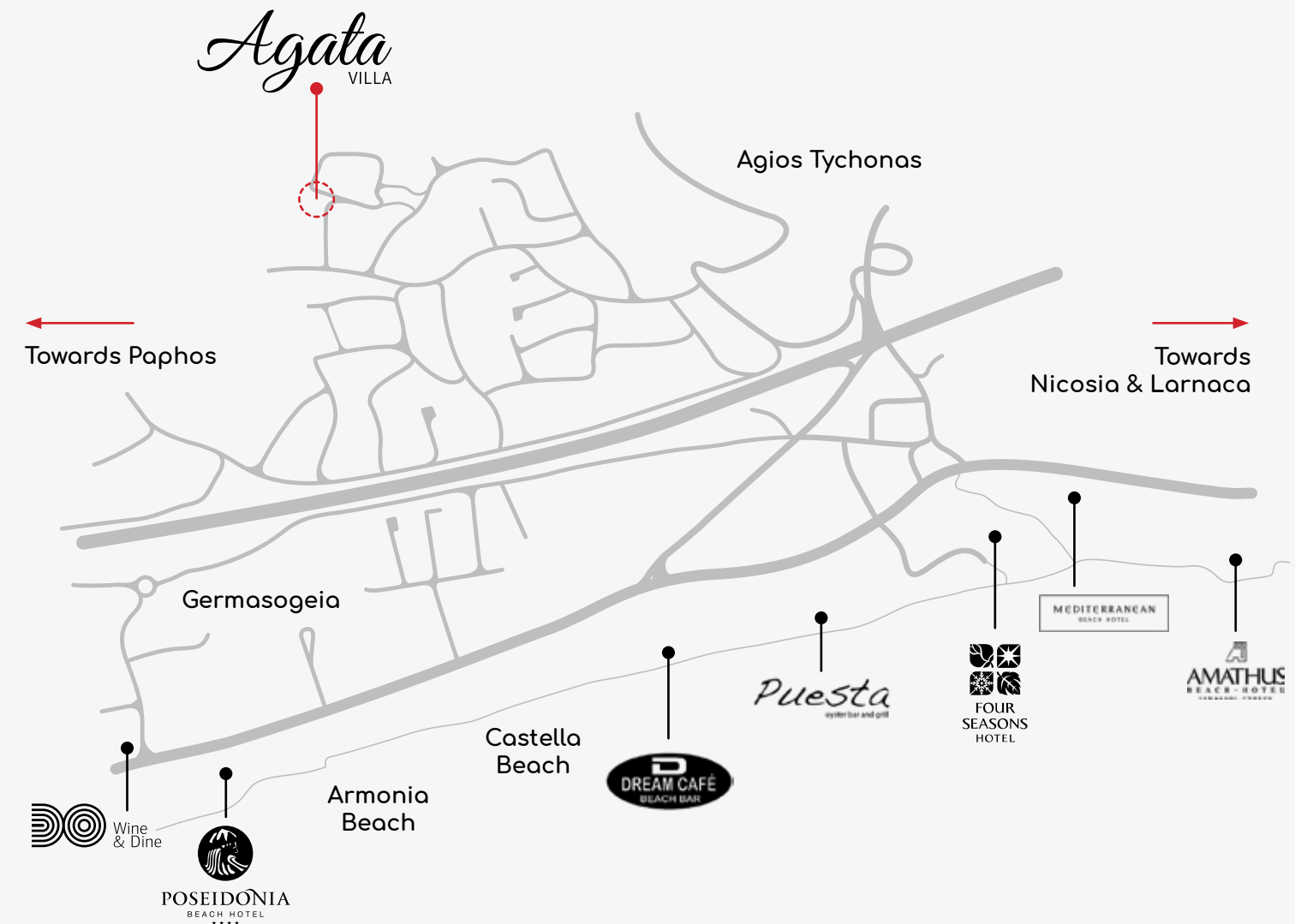


Distance to
beachfront
1km



Distance to
Larnaca Airport:
59km

MAP



LIMASSOL DEVELOPMENT

Limassol is characterised by its rapid and innovative development, which is evidenced in the upsurge of real estate growth, business expansions, emerging sources of oil and gas, as well as high-quality soft and hard infrastructure advancements.

The city has quickly become an international business centre and cosmopolitan resort, constantly growing and evolving for the demands of the future – and this is what makes Limassol so attractive to foreign and local investors alike.

From skyward-sweeping buildings to an upward economy, there's only one direction for Limassol: and that's moving forward.



PROPERTY DETAILS

LOCATION: Agios Tychonas, Limassol

INTERNAL COVERED AREA: 523 m²

COVERED VERANDAS: 92 m²

UNCOVERED VERANDAS: 212 m²

PLOT SIZE: 1,006 m²

BEDROOMS: 5

BATHROOMS: 6

COVERED PARKING: 3 cars

SWIMMING POOL: 5x10m

HOT TUB: 6 persons

PROPERTY VIEWS: Mountain and sea views

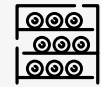


FEATURES & AMENITIES

Villa Agata's exquisite design incorporates a number of modern world-class facilities, features and amenities. These are briefly outlined below.



Home Cinema



Wine Cellar



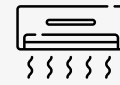
Double Glazed
Windows



Alarm System &
Security Cameras



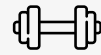
Sauna & Steam
Room



Central A/C
System



Electric Elevator



Indoor Gym



LED Lighting
System



Underfloor Heating



Heated Infinity Pool



Garden Watering
System



Hot Tub & Steam Bath



Outdoor
Fountain



Automated
Garage Gates



Outdoor BBQ Area



Photovoltaic
Solar Panels



Water Well





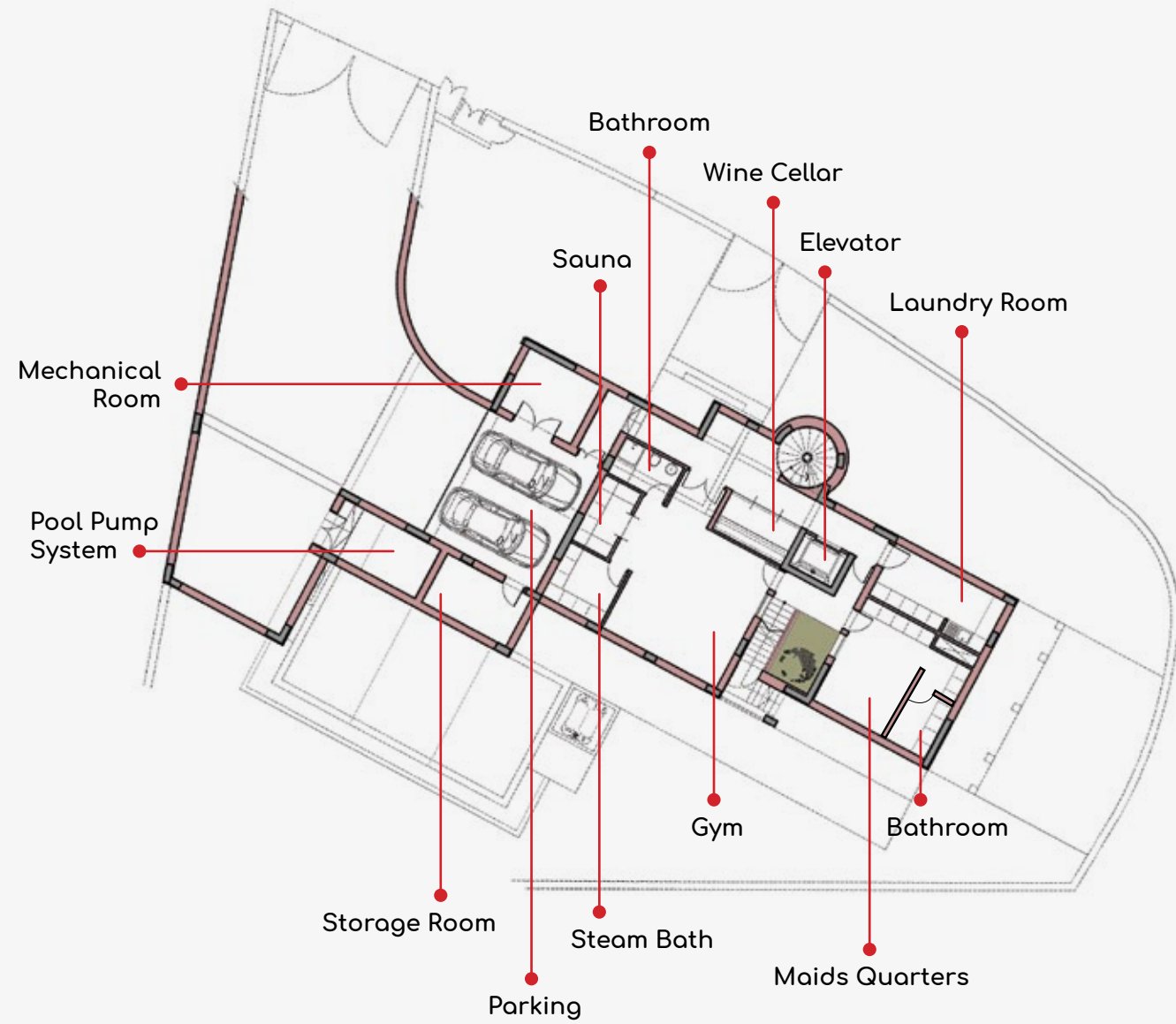
Wine Cellar



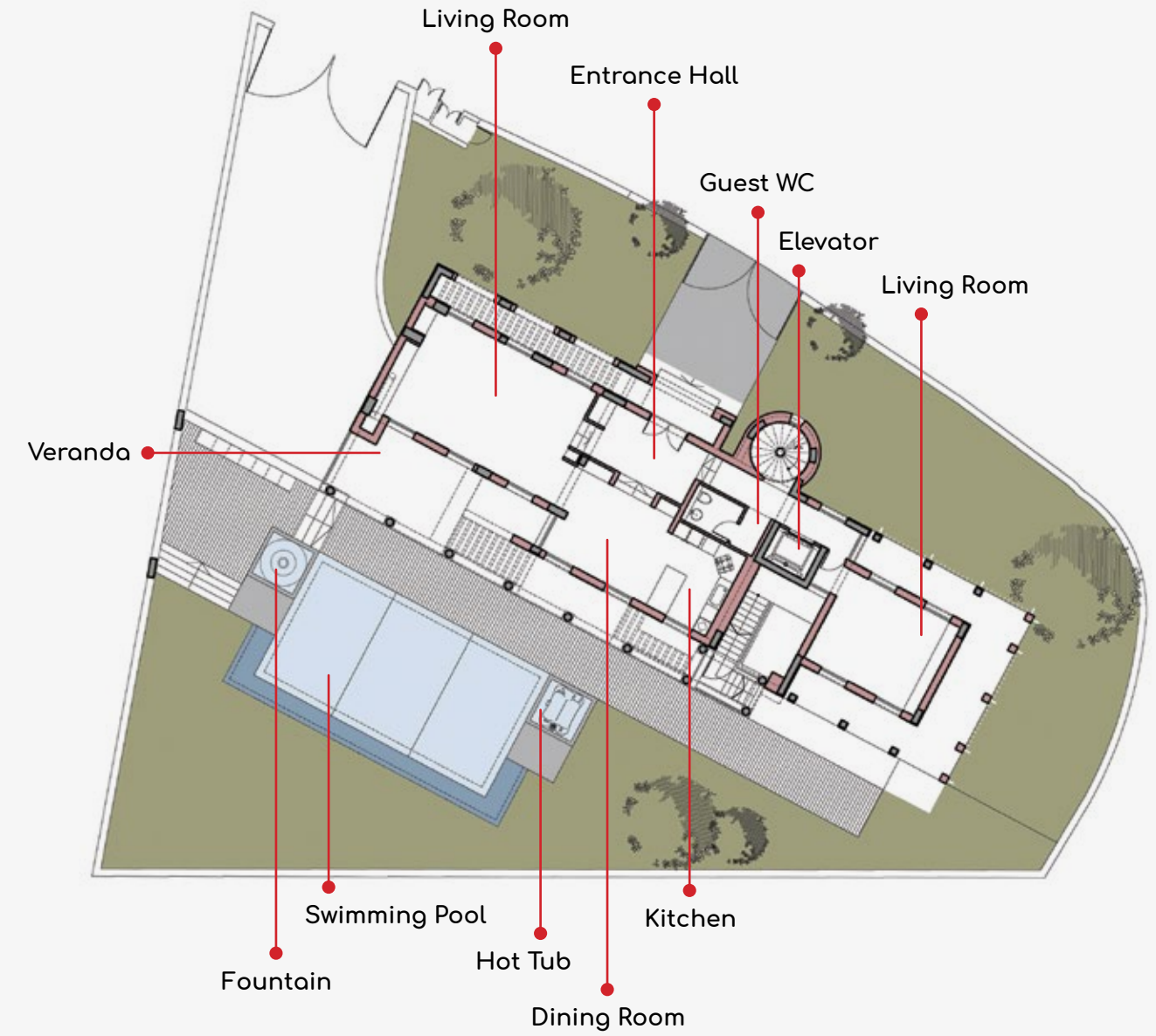
Swimming Pool



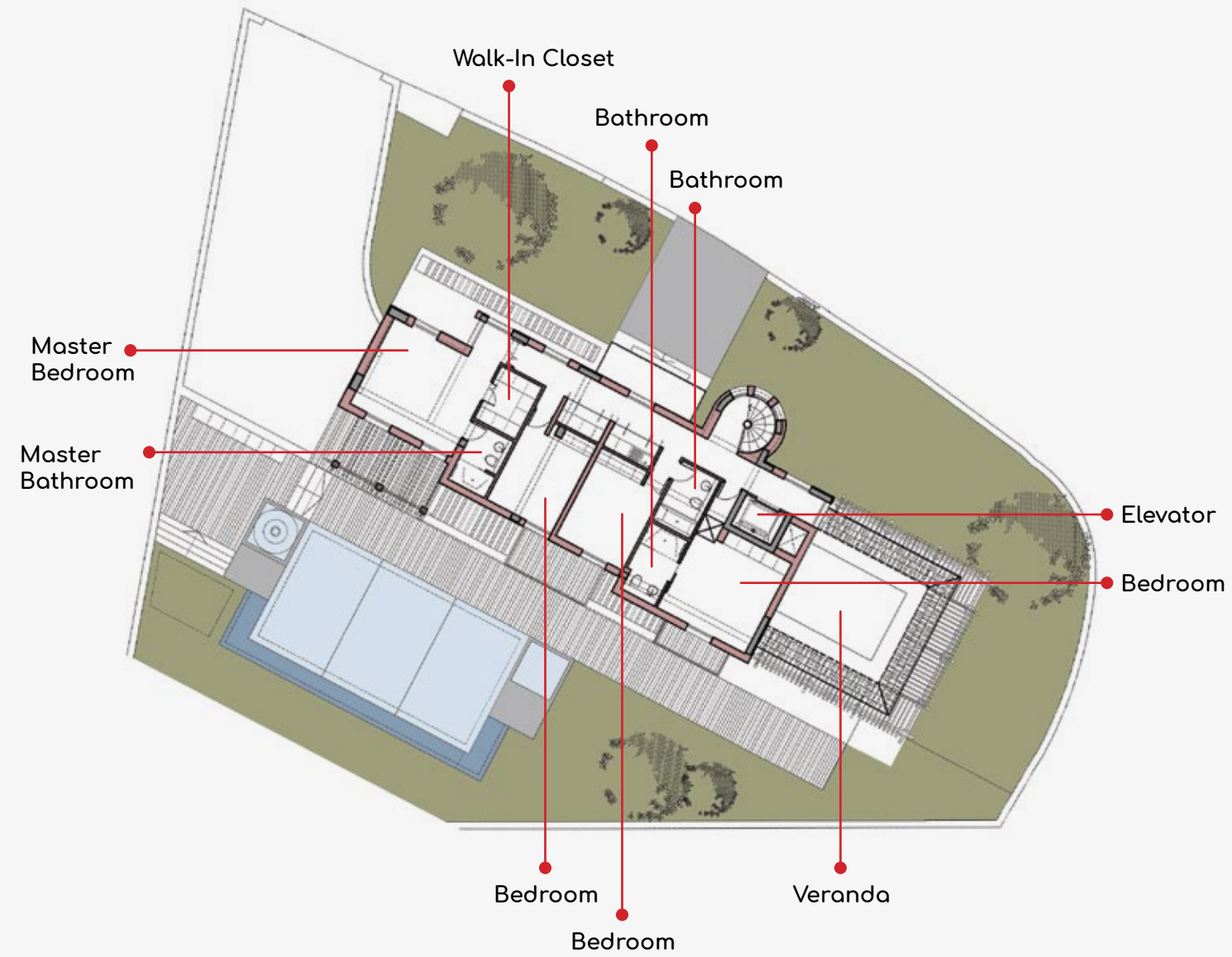
BASEMENT



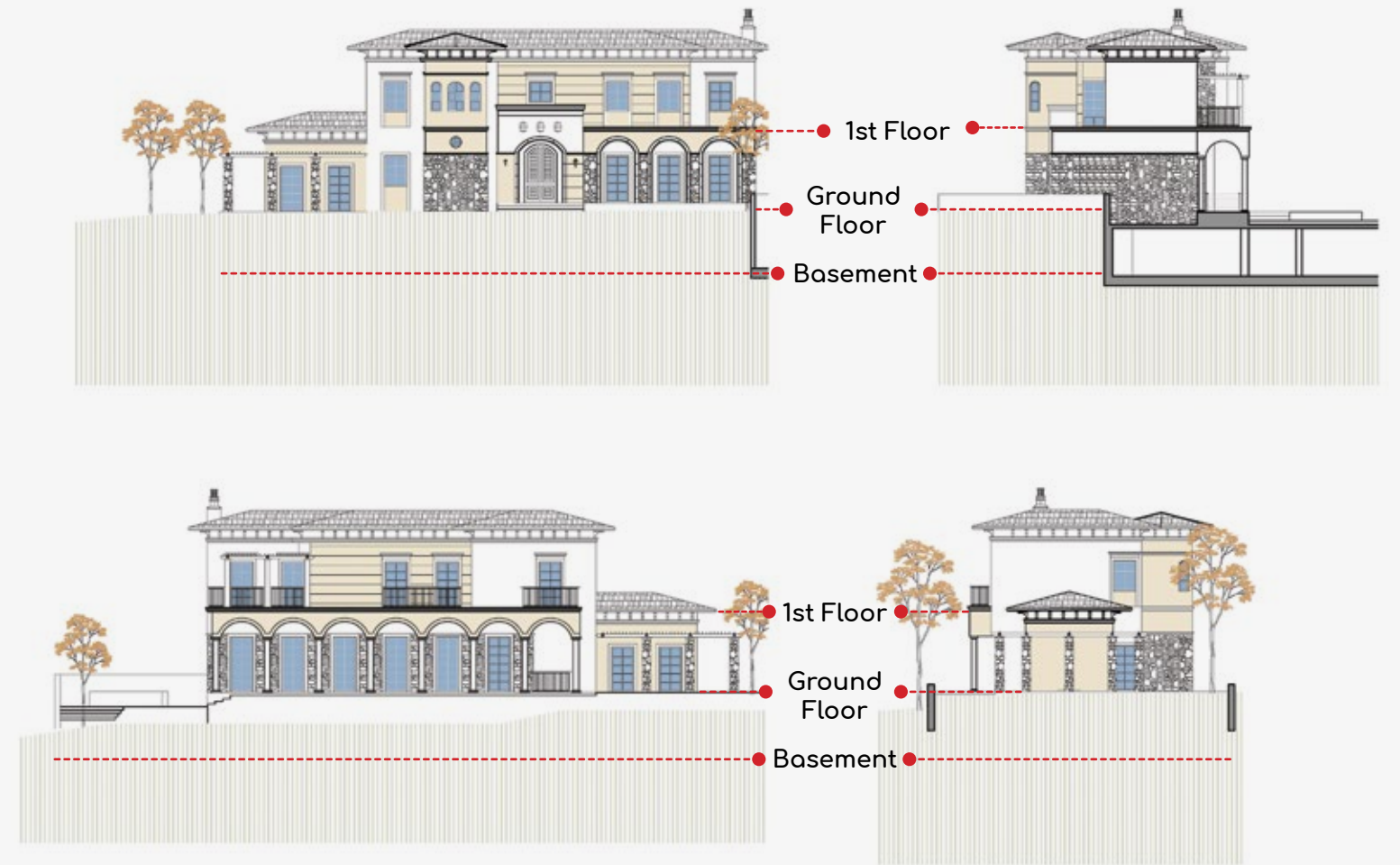
GROUND FLOOR



FIRST FLOOR



ELEVATIONS



SPECIFICATIONS & MATERIALS

STRUCTURAL FRAME

The structural frame of the building is made of reinforced concrete, insulated and waterproofed externally. It is designed to conform to anti-seismic regulations and was erected under the strict supervision of the civil engineer.

INTERIOR AREAS

The villa features real marble floors throughout the property, a large marble fireplace in the living room and suspended ceilings in hardwood veneered panels and designer-painted plasterboards. The entrance hall, dining room and living room feature recessed and concealed LED lighting fittings and stylish chandeliers from top American brand Minka Lavery. All bedrooms have real wood-engineered parquet floors; interior doors are made from solid oak wood for the best sound insulation; interior walls are painted with Oikos designer paints hand-selected by the interior designer.

ENTRANCE HALLS & CORRIDORS

All entrance halls and corridors will be finished with marble floors with mosaic elements, plastered walls with designer paints, Mediterranean-style decorations and plasterboard ceilings with recessed light fittings.

ELEVATOR

All entrance halls and corridors are finished with marble floors with mosaic elements, plastered walls with designer paints, Mediterranean-style decorations and plasterboard ceilings with recessed light fittings.

EXTERNAL WALLS

The property's external walls are built with special thermal insulation bricks and covered with Graffiato paints and Mediterranean decorative stone.

CENTRAL HEATING & AIR-CONDITIONING

The central heating is an underfloor water system connected to the VRV air-conditioning system. It allows for independent temperature control in the living room and in each bedroom.

For air conditioning in the property, a high performance, energy efficient VRV system is used with concealed ceiling units featuring elegant grilles in all living areas. The system allows independent temperature and fan speed control for each room.

EXTERNAL DOORS & WINDOWS

All balcony doors and windows are made from high-quality thermal powder-coated aluminium with double glazed semi-reflective Low-E glass.

KITCHEN

The kitchen is finished with solid oak wood cabinets featuring tops from real granite, as well as soft-closing systems for drawers and hinges. It is fully equipped with the best European brands, and features a dishwasher, refrigerator, oven, microwave and coffee machine.

LIGHTING CONTROL SYSTEM

The villa's lighting are controlled by a state-of-the-art lighting control system. This features a built-in timeclock to regulate exterior lighting based on sunrise and sunset and allows for centralised lighting management and control from wall-mounted and remote-controlled keypads and switches.

SWIMMING POOL

The villa's large all-season heated swimming pool is decorated with glass mosaic and equipped with the powerful counter current jet system.



MEET THE TEAM

PHOTIOU ARCHITECTS

Established in 1973, Photiou Architects is an award-winning architectural practice based in Limassol, Cyprus. Among their projects are the 5-star Grecian Park Hotel in Ayia Napa, the exceptionally designed Aphrodite Hills housing developments in Kouklia and the internationally acclaimed Residence 51 in Limassol.

photiouarchitects.com

ASD SOTIRIOU ADVANCED STRUCTURAL DESIGN

Since launching in 2010, ASD Sotiriou has quickly become one of the most recognised structural engineering companies in Cyprus. Highlights of their work include the state-of-the-art Timinis headquarters, the Castle Residencies at the Limassol Marina and the award-winning Sapphire Business Centre.

asdsotiriou.com

K. KARANTONIS CONSULTANTS LIMITED

K. Karantonis Consultants Limited is a certified mechanical and electrical engineering company in Limassol, founded in 2007. Their team of highly qualified consultants and experts has worked on a variety of first-class residential and commercial projects, such as the Limassol-based headquarters of both IQ Options and Sea Chefs Cruises.

kkarantonis.net

DEPCON CONSTRUCTION LTD

Founded in 1992, Depcon Construction Ltd is a Class A construction company and a household name in the industry. Their work features prominently in the construction of luxury residences, multi-storey buildings and churches, including the Apostolos Loukas church in Strovolos and the St Andrew and All Russian Saints church in Episkopio.

depcon.com.cy





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