

ARFIL

PROPERTY DEVELOPMENT · CYPRUS

AGIOS TYCHONAS · LIMASSOL

4U

Maisonette Complex

Nine semi-detached homes on a quiet hillside above Limassol — where the city is ten minutes away and the sea sits on the horizon.

HOMES

9 maisonettes

LAYOUT

2–3 bedrooms

DELIVERY

Phase 3 · Q3 2026

ARFIL.EU

A quieter address, ten minutes from the city.

Set in the calm hillside village of Agios Tychonas, 4U is a collection of nine semi-detached maisonettes designed around light, privacy and the Mediterranean way of living. The pace is unhurried — yet Limassol's marina, beaches and old town are only a short drive away.

Each home spreads across three levels with generous terraces, a private outdoor area and covered parking. Layouts begin at two to three bedrooms — yet, as the next pages show, these homes hold far more living space than the plan first suggests.

9

MAISONETTES

3

LEVELS EACH

A

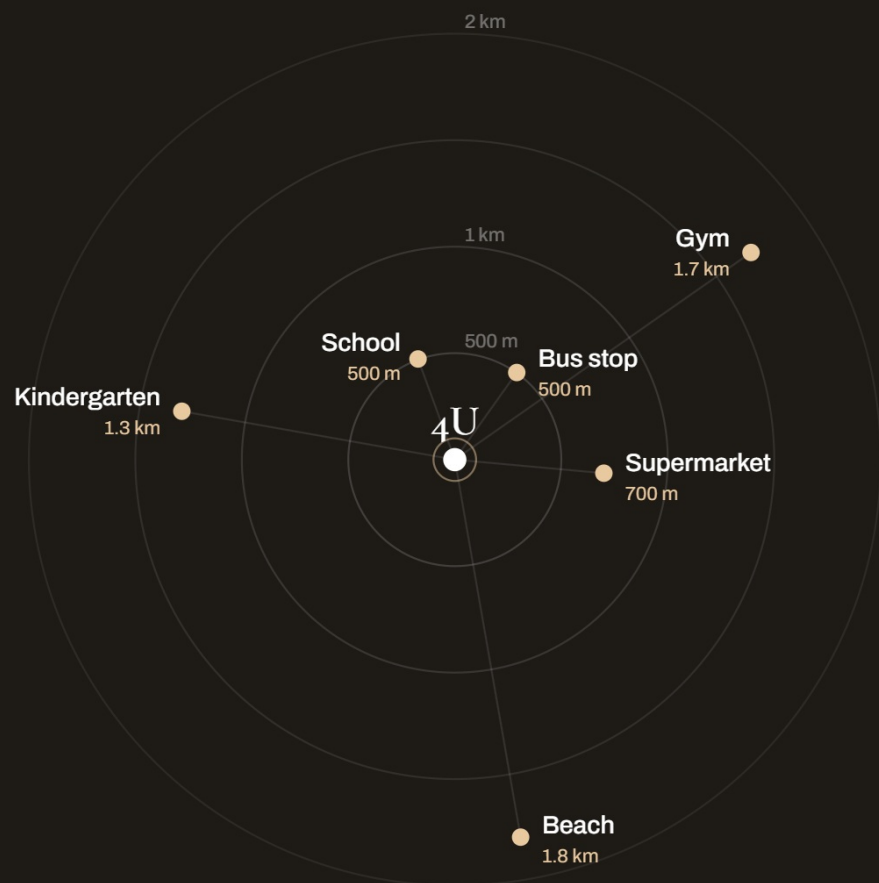
ENERGY CLASS

242–291

TOTAL M² PER HOME



TERRACE OUTLOOK · AGIOS TYCHONAS



Everything close. Nothing crowded.

Agios Tychonas keeps the village calm while putting daily life within easy reach — school, shops and transport all close by, the coast a short drive, and Limassol's centre about ten minutes by car.

500 m	700 m	1.8 km
SCHOOL & BUS	SUPERMARKET	BEACH

Distances are approximate, by road.

10 min by car to Limassol centre — 12 km along the coast to the marina and old town.



A PLACE TO LIVE WELL

Where the hillside
meets the sea, and
mornings start slowly.

Clean lines, built to last.



Crisp white volumes and warm grey accents, finished in textured grafiato render. Full-height glazing and sliding terrace doors open the living spaces to the view, while A-rated construction keeps the inside calm and efficient all year.



BUILT WELL

Grafiato render finish

Full-height glazing

A-rated efficiency

Covered parking



04 — AMENITIES

A shared pool. Private outdoor space. Parking at the door.

Residents share a swimming pool at the heart of the complex, while every home keeps its own private outdoor area and covered parking — a rare balance of community and seclusion.



Shared
SWIMMING POOL

Private
OUTDOOR AREA

Covered
PARKING

Open-plan living, made for light.

Kitchen, dining and living flow as one bright space, framed by marble-topped joinery, slatted timber screens and floor-to-ceiling glass that opens to the terrace.



Rooms that rest.

Bedrooms are quiet and softly toned, with fitted wardrobes and en-suite bathrooms in full-height marble-effect tile. Restful by day, cool by night.



More home than the floor plan admits.

The spec sheet says two or three bedrooms. The way these homes actually live is more generous — in two ways most buyers never notice on paper.

+I

THE UTILITY ROOM IS A WHOLE EXTRA ROOM

Each home's laundry room is full-sized — easily lived in as an extra bedroom, study, gym or nursery. One more proper room than the plan ever counts.

+60

A LOWER GROUND FLOOR READY TO BECOME ITS OWN HOME

Around 60 m² at the lowest level — above ground, opening straight onto your own private outdoor area, and already plumbed and wired for a kitchen and bathrooms. Finish it as an independent studio with its own entrance, a guest suite, a rental, or simply a second living floor.

Count both, and a two-bedroom lives like a *four*, a three-bedroom like a *five* — plus a lower-ground floor that can stand on its own.



LOWER GROUND • ~60 M² • OWN ACCESS



UTILITY → EXTRA BEDROOM



OPENS TO OUTDOOR AREA

Nine homes, six already complete.

PHASES 1 & 2 DELIVERED
PHASE 3 · Q3 2026

UNIT	COMPLETION	BEDROOMS plan (livable)	BATH	COV. PARK	INTERNAL M²	COV. VERANDA	OPEN VERANDA	LOWER GRD M²	TOTAL M²
I	COMPLETED	3 (5)	4	Yes	128	25	53	58	275
2	COMPLETED	2 (4)	3	Yes	114	25	43	53	243
3	COMPLETED	2 (4)	3	Yes	118	25	44	55	251
4	COMPLETED	2 (4)	3	Yes	118	25	44	54	249
5	COMPLETED	2 (4)	3	Yes	114	25	43	53	243
6	COMPLETED	3 (5)	4	Yes	128	25	52	57	277
7	Q3 2026	3 (5)	3	Yes	128	25	49	57	274
8	Q3 2026	2 (4)	3	No	114	25	42	53	242
9	Q3 2026	3 (5)	4	Yes	128	25	50	72	291

PROPERTY TYPE

Semi-detached maisonette

LEVELS

Lower ground · ground · first

ENERGY CLASS

A-rated

PARKING

Covered, per home

OUTDOOR

Private area + roof terrace

POOL

Shared

LIVE AVAILABILITY & PRICES

arfil.eu/projects/4u

"Livable" bedrooms count the convertible utility room. Areas are indicative and subject to change. Current availability and prices are published only at arfil.eu — this brochure is not a contract or an offer.

Buy this year, pay 5% VAT — not 19%.

Until the end of 2026, every home at 4U is eligible for Cyprus's reduced 5% VAT rate on a qualifying primary residence — in place of the standard 19%. On a purchase in this range, that gap is a substantial, five- to six-figure saving kept in your pocket rather than paid in tax.

It applies across all nine units — but only for a limited time. The reduced rate is available on purchases made through the end of 2026, an advantage fewer and fewer new developments can still offer in full.

VAT treatment depends on individual eligibility and applicable Cyprus legislation, which may change. This is a summary for information only and not tax or legal advice — we'll gladly connect you with an advisor to confirm your position.

STANDARD RATE

~~19%~~

ELIGIBLE FIRST HOME

5%

UNTIL THE END OF 2026



COME AND SEE IT

Arrange a viewing of
4U.

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VISIT

Agios Tychonas, Limassol

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