



THERA BEACHFRONT RESIDENCES

Whole-Floor Beachfront Residence at Thera Complex

Agios Tychonas, Limassol, Cyprus

From €1,800,000

Two independent apartments — available separately or combined

THE COMPOUND

Set within one of Limassol's most prestigious gated beachfront compounds, spanning 12,000 sqm of lush landscaped gardens with fountains, swimming pools, and a tennis court. This exclusive enclave offers 24/7 security, controlled access, and complete privacy — just steps from 5-star hotels and the Mediterranean.

- 12,000 sqm private gardens with fountains and mature planting
- Communal swimming pools
- Full tennis court
- 24/7 security and controlled access
- Direct beachfront location in Agios Tychonas
- Moments from Limassol's prestigious 5-star hotel row



THE RESIDENCES

Two independent apartments on the first and ground floors, with ready architectural plans to combine them into a single 260 sqm whole-floor residence.

Fully Renovated Apartment + Guest Separated Suite	3 Bedroom Un-Renovated Apartment	Combined Whole-Floor Residence
€2,400,000	€1,800,000	€3,200,000
2 bedrooms + office (originally 3) • 130 sqm + 30 sqm veranda • Includes renovated 1-bedroom guest apartment • 1 covered garage with electric gate	3 bedrooms • 130 sqm + 30 sqm veranda • Full renovation required • Architectural plans available • 1 covered parking space	260 sqm internal + 60 sqm verandas • 5 bedrooms + office (6 possible) • Ground & first floor • Covered parking



INTERIOR PLANS OF COMBINED APARTMENTS

Ready project designed by a reputable architect and designer, creating a spacious, coherent whole-floor residence with refined materiality and sea-facing terraces.



For enquiries and private viewings

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Location: THERA COMPLEX, Agios Tychonas, Limassol, Cyprus