



HYRDA GARDENS

A residential development that combines contemporary architecture and quality materials into a modern urban apartment house, located in the fast-developing area and beautiful surroundings of Ayia Fyla, Limassol, in proximity to all city destinations

Location



Hydra street is a quiet residential street in Ayia Fyla easily accessible from the main traffic routes of the city.

- ▶ Ayias Fylaxeos connects to the local commercial area and the city center
- ▶ Within walking distance to supermarkets shops, restaurants, a choice of bakeries, and pharmacies
- ▶ Near schools, kindergartens, and parks

Description

The residential development is built over five housing and one gated ground floor level with spacious parking and a secure entrance lobby.

- ▶ It will include three 1-bed and seven 2-bedroom apartments, with covered balconies and open terraces. All are South facing enjoying light, Limassol's cityscapes, and sea views.
- ▶ The penthouse and one apartment on the 3rd floor will include private roof gardens with amenities.
- ▶ Developed and designed to be energy-efficient rated class A and eco-friendly.

Specifications

- ▶ Metal frame of structural beams, concrete slabs, and brick walls.
- ▶ Ceramic tiles in the living spaces, balconies, and bathrooms. Engineered timber boards in the bedrooms.
- ▶ Quality kitchen units with islands featuring composite granite worktops and splash-backs.
- ▶ Solar heater, pressurized water supply, provision for air-conditioning units, and photovoltaic system connected to the common areas and the penthouse.
- ▶ One parking space and one storeroom allocated to each apartment.
- ▶ Gated entrances and audio-visual entry and access system

Availability



Level	Flat No.	No. Bedrooms	Internal Covered Areas (m ²)	Covered Balcony (m ²)	Common Covered Area (m ²)	Total Covered Area	Terrace (m ²)
1	101	2	81	22	23	126	
	102	1	52	8	15	75	
	103	2	82	21	23	126	
2	201	2	81	22	23	126	
	202	1	52	8	15	75	
	203	2	82	21	23	126	
3	301	2	81	22	23	126	
	302	1	52	8	15	75	
	303	2	82	19	23	124	40
4	401	2	80	31	23	135	26
5	Roof Garden						97



Cervati Investments Limited

Tel: 25840560
info@pathproperty.com.cy