



Saviyon Villas

Prime Location in Limassol

A refined residential development designed for those who appreciate luxury, privacy, and sophisticated living.

Located in the prestigious Agios Tychonas area of Limassol, Saviyion Villas enjoys one of the city's most desirable residential locations. Known for its peaceful atmosphere, natural beauty, and elevated setting, Agios Tychonas offers residents a perfect balance between privacy and accessibility.

The area provides convenient access to the Limassol coastline, luxury resorts, fine dining, and vibrant city amenities. Its proximity to the city center allows residents to enjoy the best of Limassol's lifestyle while returning home to a tranquil and refined neighborhood.

Agios Tychonas remains one of Limassol's most sought-after areas, offering an exceptional setting for those seeking both luxury living and long-term property value.

[Petraki Giallourou , Agios Tychonas, 4521](#)



The Villas

An exclusive collection of ten luxury residences designed with elegance, comfort, and contemporary style.

Saviyon Villas showcases modern architecture and carefully crafted living spaces, where clean lines and thoughtful design create a harmonious residential environment.

Each villa is designed to offer spacious interiors, abundant natural light, and seamless indoor–outdoor living.

Highlights

- 10 exclusive luxury villas
- Contemporary architectural design
- Private swimming pools
- Spacious terraces and landscaped gardens
- Elegant and functional living spaces





Outdoor Living

Designed to embrace the beauty of Mediterranean living, each villa extends seamlessly into its private outdoor space.

Outdoor Features

- Private swimming pool for each villa
- Spacious terrace lounges
- Landscaped garden areas
- Ideal spaces for entertaining and relaxation

Swimming Pool

- Overflow / infinity type swimming pool
- Approx. 3.5 × 8.0 m
- Mosaic finish
- Underwater LED lighting
- Balanced Tank
- Dedicated mechanical room



Construction & Finishes

Designed to embrace the beauty of Mediterranean living, each villa extends seamlessly into its private outdoor space.

Generous terraces, landscaped gardens, and private swimming pools create an ideal setting for relaxation, entertaining, and enjoying life outdoors.

Structure

- Reinforced concrete structural frame
- Excavation and backfilling according to regulations

Walls & Insulation

- External walls: 20 cm clay brick masonry
- Internal walls: 10 cm clay brick masonry
- External thermal insulation system (5 cm)
- Acrylic grafiato plaster or premium exterior paint

Interior Finishes

Exterior Areas

- High-quality kitchen cabinetry with soft-close mechanisms
- Built-in wardrobes in bedrooms
- MDF internal doors
- Premium sanitary fittings (washbasins, toilets, mixer taps)
- Glass shower enclosures

Walls & Ceilings

- Two-layer plaster with skim coat
- Premium emulsion paint (three coats)
- Smooth fair-face ceilings
- Suspended ceilings (approx. 170 m²)
- Marble window sills (2 cm thickness)

Flooring

- Bedrooms: High-quality laminate parquet
- Living areas: Ceramic floor tiles
- Bathrooms/WCs: Ceramic floor and wall tiles



Villa Features & Specifications



Architectural & Exterior Features

- Double-glazed thermal aluminium windows & doors
- Provision for mosquito screens
- Designed main entrance door
- Architectural mashrabiya feature
- Steel pergola



Plumbing & Heating Systems

- Pipe-in-pipe plumbing system
- Solar water heating system
- Roof water tank with pressure pump
- External water taps and irrigation provisions
- Sewage drainage and pumping station
- Provision for underfloor heating



Electrical & Smart Infrastructure

- Lighting points and power outlets throughout
- Intercom system
- TV, internet and telephone provisions
- Three-phase electricity supply
- Premium electrical installation



Optional Upgrades

- Smart home automation
- Alarm systems and CCTV
- Central heating systems
- Advanced air-conditioning systems
- Solar panel systems
- Landscaping and garden design

Available Plots



Villa 4

- Plot Area: 493 m²
- 3 Bedrooms
- 2 Parking Spaces
- 1 Private Swimming Pool

Villa 5

- Plot Area: 501 m²
- 3 Bedrooms
- 2 Parking Spaces
- 1 Private Swimming Pool

Villa 8

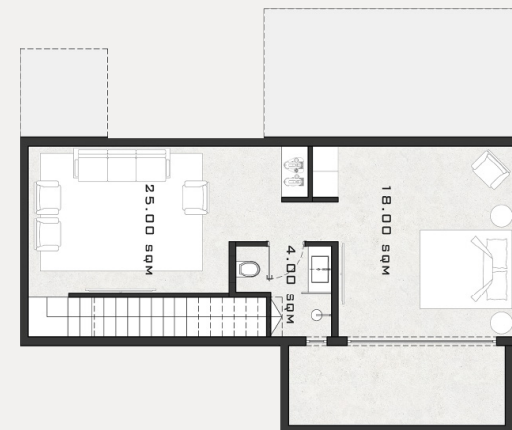
- 5 Bedrooms
- Plot Area: 500 m²
- 2 Parking Spaces
- 1 Private Swimming Pool



Villa 4

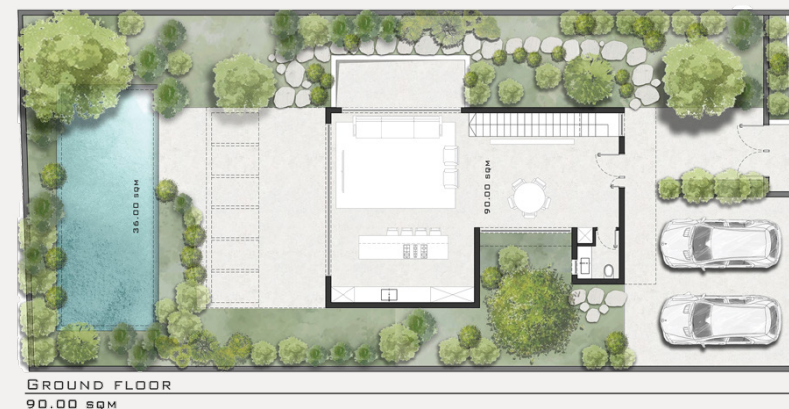
Basement 54 SQM (Optional)

- Bedroom and bathroom
- Family / leisure area
- English courtyard
- Flexible layout based on buyer needs



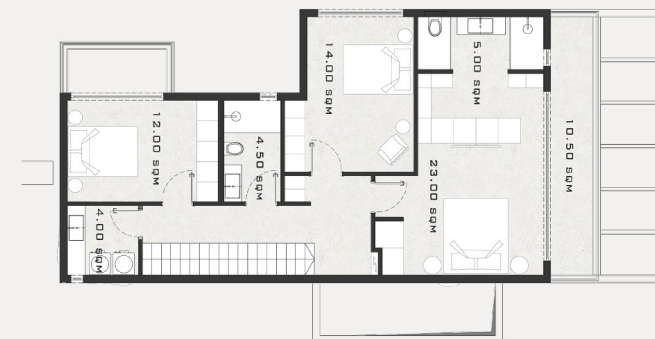
Ground Floor

- Elegant open-plan living and dining area
- Designer kitchen
- Guest WC
- + Extra Bedroom or Office



First Floor - 3 BDR

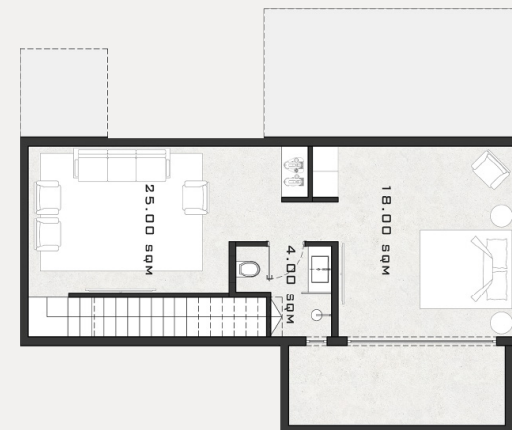
- 3 spacious bedrooms
- Master bedroom with en-suite bathroom
- Additional bathroom
- Dedicated laundry room



Villa 5

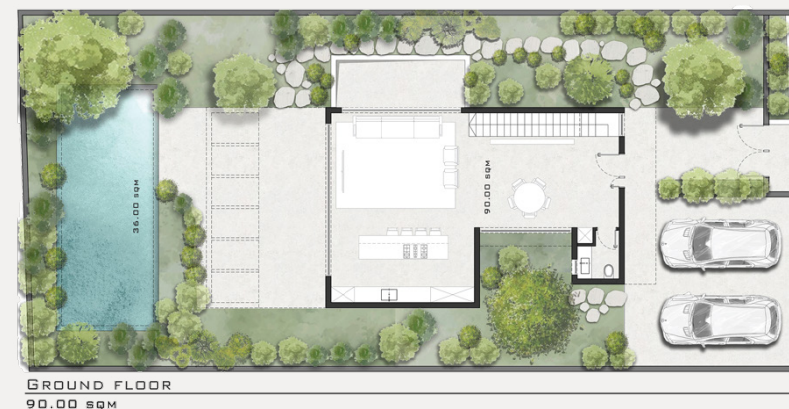
Basement 54 SQM (Optional)

- Bedroom and bathroom
- Family / leisure area
- English courtyard
- Flexible layout based on buyer needs



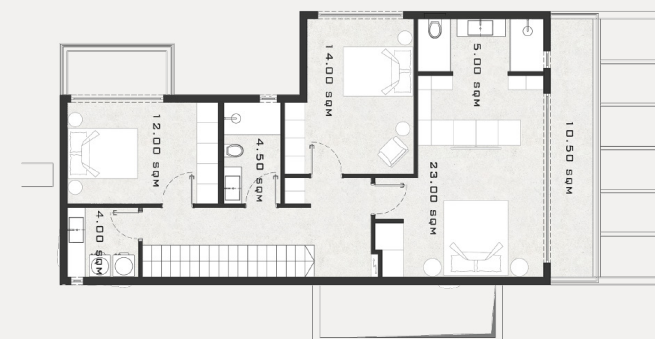
Ground Floor

- Elegant open-plan living and dining area
- Designer kitchen
- Guest WC
- + Extra Bedroom or Office



First Floor - 3 BDR

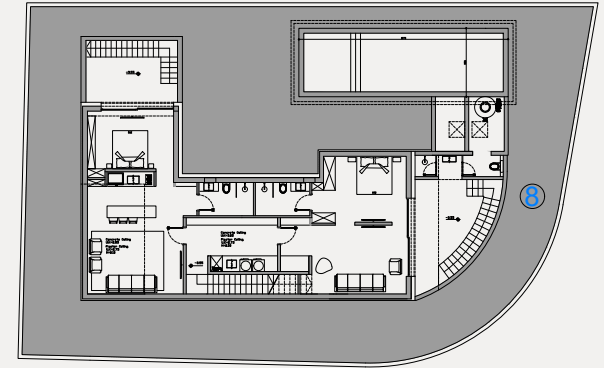
- 3 spacious bedrooms
- Master bedroom with en-suite bathroom
- Additional bathroom
- Dedicated laundry room



Villa 8

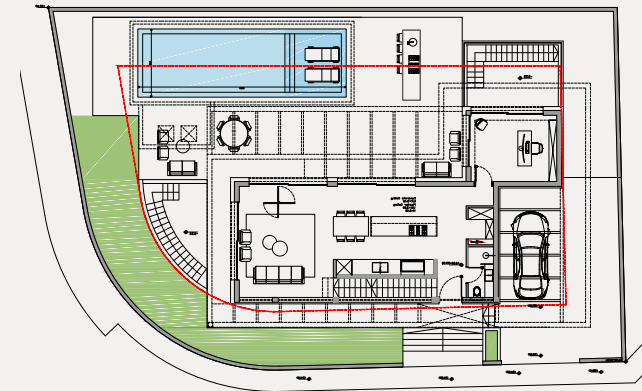
Basement

- 2 Bedrooms + 2 Bathrooms
- Family / leisure area
- English courtyard
- Flexible layout based on buyer needs



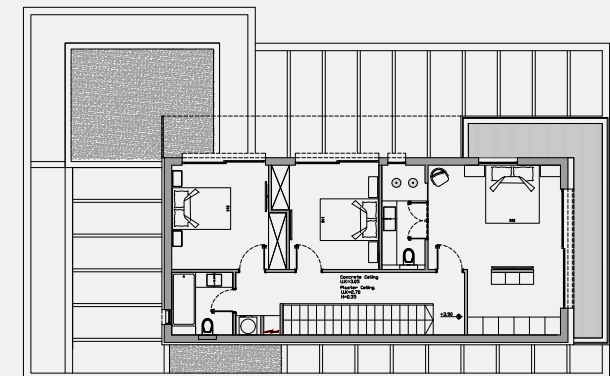
Ground Floor

- Elegant open-plan living and dining area
- Designer kitchen
- Guest WC
- + Extra Bedroom or Office



First Floor - 3 BDR

- 3 Spacious bedrooms
- Master bedroom with en-suite bathroom
- Additional bathroom
- Dedicated laundry room



Key Takeaways

- Private luxury villas in Agios Tychonas
- Approx. 450 m² plot with spacious outdoor areas
- Infinity swimming pool with LED lighting
- Modern open-plan living spaces
- 3 bedrooms including master suite
- Optional residential basement level
- High-quality construction and finishes





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