



Hydra Gardens

A New Standard of Urban Living

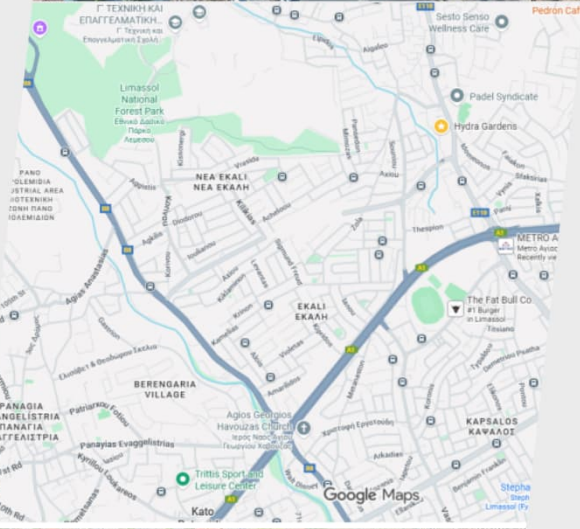
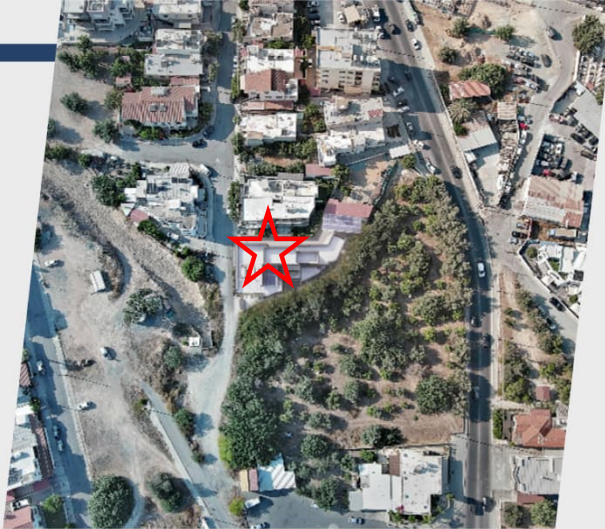
- ▶ Hydra Gardens is a contemporary residential project that redefines the concept of a "home" in one of Limassol's most sought-after neighbourhoods.
- ▶ Developed by Path Property, it combines sleek modern design with sustainable, efficient living.
- ▶ Exclusivity: A limited collection of just 10 designer apartments ensures a private and intimate community feel.
- ▶ Panoramic Views: The south-facing orientation is meticulously planned to capture ample sunlight, the Limassol skyline and the Mediterranean Sea.
- ▶ Sustainable Innovation: Built to Energy Efficiency Class A standards, the project features integrated photovoltaic systems, thermal insulation and energy-efficient glazing.
- ▶ Modern Amenities: Includes private gated access, and pre-installed provisions for electric vehicle (EV) charging.



Location

- ▶ The Location: Ayia Fyla, Limassol
- ▶ Located on Kyrinis Street 13, Hydra Gardens offers a rare "quiet city" balance. It provides immediate access to the urban core while remaining a peaceful retreat for families and professionals.
- ▶ Connectivity: Seamless links to Ayias Fylaxeos Avenue and the main highway from several junctions for easy commuting. Ayia Fyla round about, Ayios Arsenios junction and Polemidia round about.
- ▶ Neighbourhood Charm: A short walk from local bakeries, supermarkets, pharmacies, retail shops, and banks, ensuring daily essentials are always within reach.
- ▶ Education & Leisure: Proximity to reputable schools - public and private, substantial parks, and sports facilities, making it an ideal choice for families.

[Go to location](#)





► Technical Excellence & Specifications

The project is defined by its high-spec finishes, energy saving, and robust structural integrity, ensuring long-term value and comfort.

- **Interior Finishes:** Features marble-patterned ceramic tiling in living areas and warm laminate parquet in the bedrooms.
- **The Kitchens:** Custom-designed cabinetry with soft-close mechanisms, featuring premium Quartz stone worktops and matching splash-backs for a seamless, high-end finish.
- **Climate & Comfort:** Equipped with solar water heaters and full thermal insulation on all external walls and slabs, low energy-rated glazing and aluminium window profiles, to maintain perfect year-round temperatures.
- **Network Ready:** High-speed fiber optic internet is pre-installed, with the first three months offered free of charge.

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Availability Overview

Level	Flat No.	Bedrooms	Internal Covered (m ²)	Covered Balcony (m ²)	Common (m ²)	Storage Area (m ²)	Total Covered (m ²)	Uncovered Balcony (m ²)	Roof Garden (m ²)
Ground Floor	Lobby								
	101	2	82	21	23	3	129	—	—
	102	1	52	12	15	3	82	—	—
	103	2	84	20	24	3	131	—	—
2	201	2	82	21	23	3	129	—	—
	202	1	52	12	15	4	83	—	—
	203	2	84	20	24	2	130	—	—
3	401	2	82	21	23	3	129	—	—
	402	1	52	7	15	3	77	5	—
	403	2	82	9	23	3	117	13	30
4	501	2	83	31	23	3	140	25	59

All areas are indicative and subject to final survey confirmation



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A project managed by

