



Cambridge International Garden

S e a v i e w R e s i d e n c e s i n a P r e m i e r S c h o o l D i s t r i c t · L i m a s s o l

Cambridge International Garden



AYIA FYLA · LIMASSOL

Nestled in Ayia Fyla, this project offers panoramic sea views, premier education, and urban convenience. A serene Mediterranean lifestyle for discerning owners prioritizing family, investment, and quality living.



For reference only

CORE VALUE

- **Education First:** Nestled amongst leading private schools, paving the way to world-renowned universities.
- **Ultimate Convenience:** All essential amenities - medical, commercial, and coastal - are within easy reach. Just 12 minutes from Limassol's vibrant heart.
- **Prime Location:** Perched on the Ayia Fyla hillside, offering a harmonious blend of urban sophistication and serene living, with exceptional investment potential.
- **Uncompromising Quality:** Built to European standards of excellence, featuring low-carbon photovoltaic systems, smart home technology, and private gardens, defining the art of elevated living.





Introduction

Cambridge International Gardens is strategically located in the heart of Ayia Fyla, Limassol's most promising district. Enjoying panoramic views of the city and the sea, it offers a tranquil and private sanctuary without sacrificing urban convenience.

The area is a hub for internationally acclaimed private schools, first-class medical facilities, and comprehensive lifestyle amenities, making it Limassol's golden enclave for education and family life.

For families prioritizing their children's education, this is the starting point of a dream. For visionary investors, it represents a premier asset leading to a life of secure prosperity.

CAMBRIDGE INTERNATIONAL GARDEN

Education & Convenience

Ayia Fyla is renowned for its educational excellence, home to a cluster of internationally acclaimed private schools.

- THE HERITAGE PRIVATE SCHOOL - approx. 8 mins
- THE ISIS PRIVATE SCHOOL - approx. 8 mins
- PASCAL PRIVATE SCHOOL - approx. 9 mins
- THE GRAMMAR SCHOOL - approx. 9 mins
- FOLEY SCHOOL - approx. 12 mins

Medical & Lifestyle Amenities

- MELATHRON Rehabilitation Center - approx. 2 mins
- MEDITERRANEANOS HOSPITAL - approx. 4 mins
- THE GERMAN MEDICAL INSTITUTE - approx. 12 mins
- ALPHA MALL & LIDL Supermarket - approx. 5 mins
- Metro Supermarket - approx. 7 mins
- Beaches, Old Town Centre, Molos Promenade & Limassol Marina - approx. 12-16 mins

Note: Times are approximate driving durations for reference only.





Building Specifications

- ✓ Prime urban location with sweeping vistas of Limassol and the Mediterranean Sea.
- ✓ A collection of just 40 exquisite apartments, primarily featuring 2 bedroom layouts.
- ✓ A 5-storey modern building within a low-density, gated community.
- ✓ Thoughtfully designed amenities include: gym, children's play area, smart parcel delivery lockers, and dedicated slow charging ports for electric vehicles.

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Quality & Craftsmanship

- European brand ceramic tiles and engineered wood flooring.
- Anti-slip bathroom tiles & European brand sanitary ware (equivalent to Laufen/Hansgrohe/Grohe).
- Double-glazed, thermally insulated windows for soundproofing and energy efficiency (LOW-E).
- European-manufactured security entrance doors.
- Italian brand kitchen cabinetry.
- Branded central air conditioning system.
- Generous ceiling heights of 2.9-3.0 meters, creating an expansive sense of space.



e.g. Energy-Efficient Design: Facade-Integrated PV System



e.g. Thoughtful Design: Concealed Curtain Track



e.g. Premium Upgrade Design: Central Air Conditioning





e.g. Foyer with Raised Platform & Feature Niche

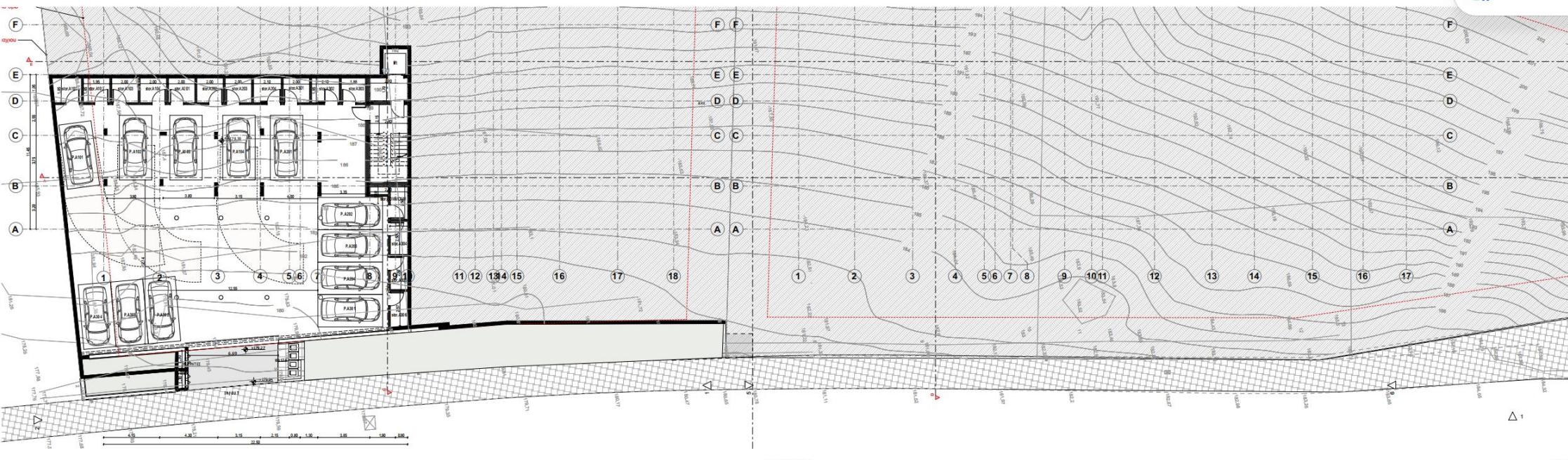
e.g. Bathroom slope-guided water drainage technology





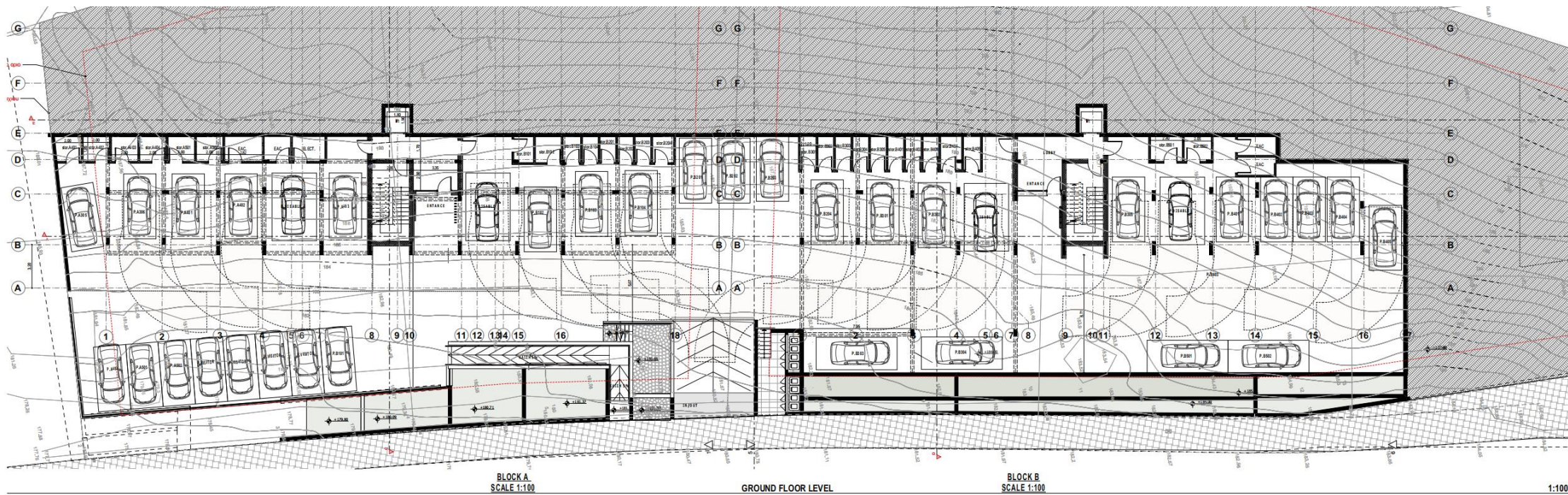
BASEMENT

Floor Plans



GROUND FLOOR LEVEL

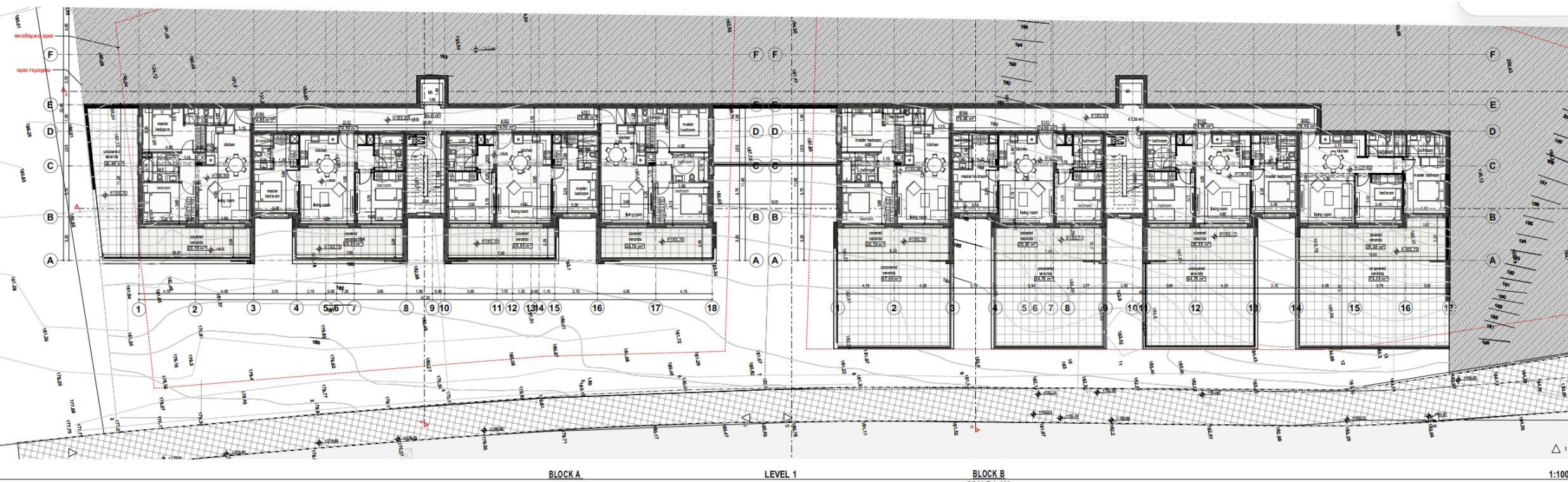
Floor Plans



The floor plans and dimensions are for reference only. Final designs are subject to approval by the relevant authorities.

LEVEL 1

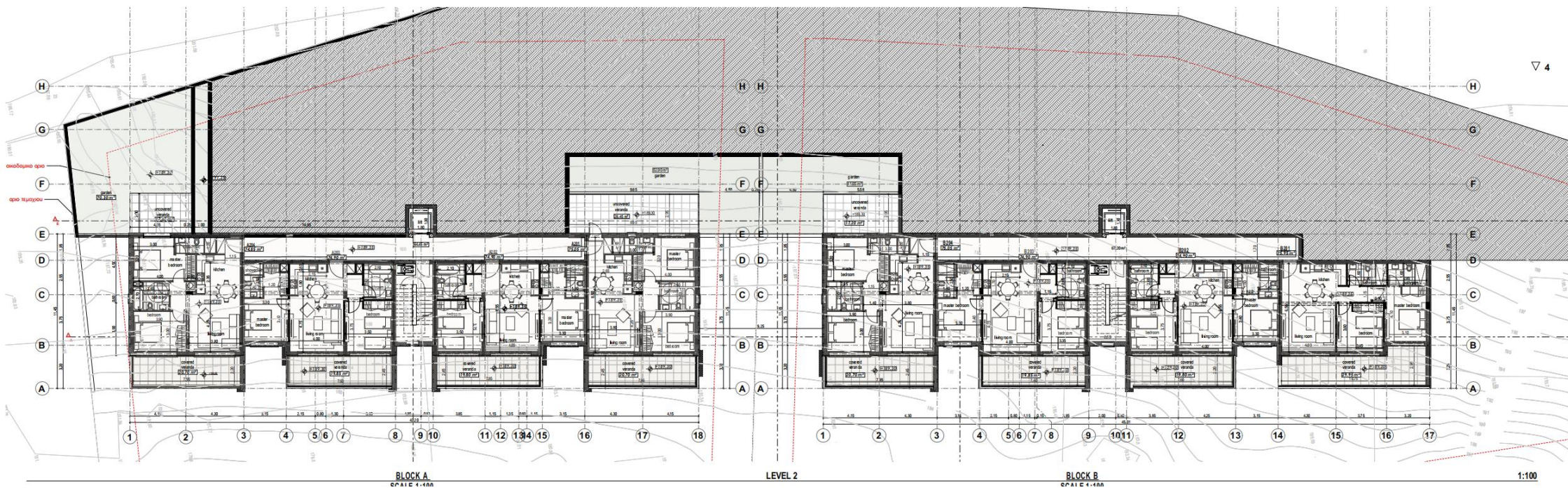
Floor Plans



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LEVEL 2

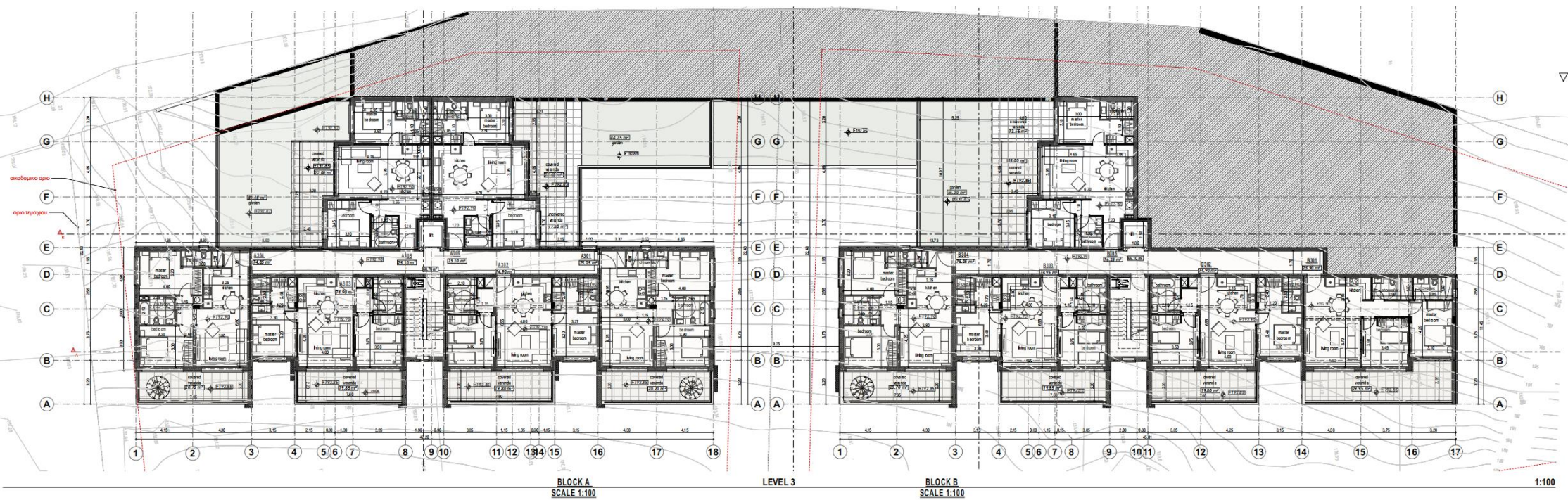
Floor Plans



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LEVEL 3

Floor Plans



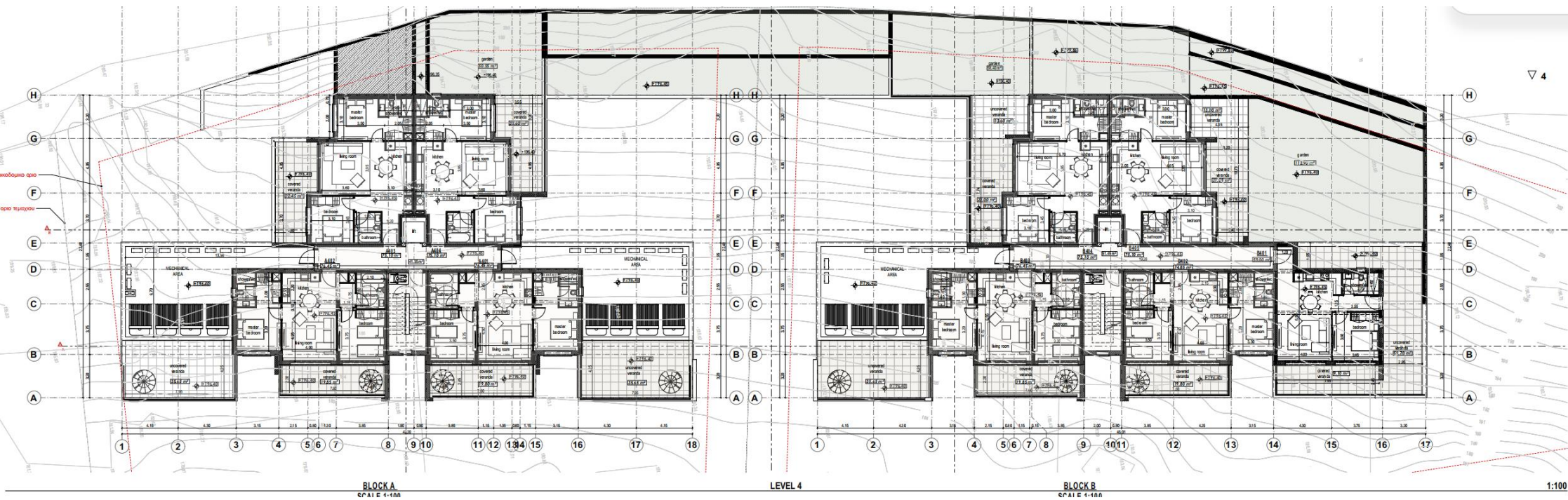
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LEVEL 4

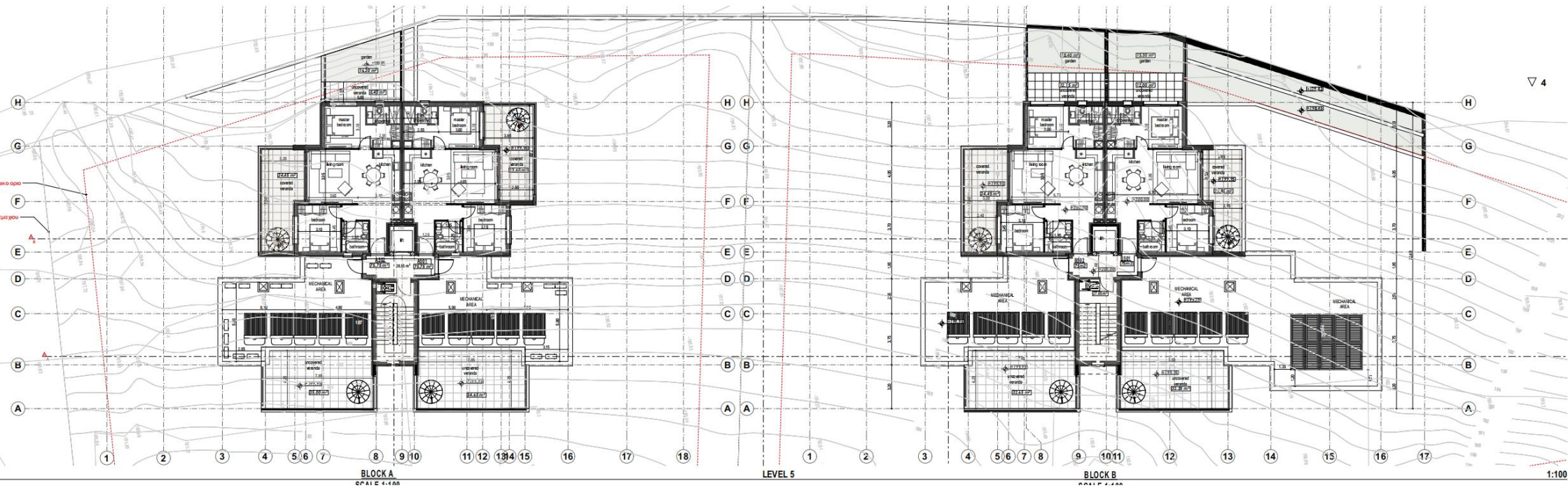
Floor Plans



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LEVEL 5

Floor Plans



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AREA LIST

BLOCK A (20 UNITS)

No.	Floor	Covered Internal (sq.m.)	Covered Veranda (sq.m.)	Roof Garden (sq.m.)	Uncovered Veranda (sq.m.)	Garden (sq.m.)	Parking (unit)	Storage (unit)
101	1	75	20.7	0	0	0	1	1
102	1	74.9	20.55	0	0	0	1	1
103	1	74.9	20.55	0	0	0	1	1
104	1	74.85	20.7	0	36.40	0	1	1
201	2	75.05	20.7	0	28.45	52.90	1	1
202	2	74.9	19.8	0	0	0	1	1
203	2	74.9	19.85	0	0	0	1	1
204	2	74.85	20.7	0	17.60	70.30	1	1
301	Top	75.05	20.7	35.65	0	0	1	1
302	3	74.9	19.8	0	0	0	1	1
303	3	74.9	19.85	0	0	0	1	1
304	Top	74.85	20.7	35.65	0	0	1	1
305	3	75.1	22	0	0.00	59.45	1	1
306	3	75.1	22.65	0	17.80	44.75	1	1
401	Top	76.45	19.8	34.65	0	0	1	1
402	Top	76.45	19.85	35	0	0	1	1
403	4	75.1	22.45	0	0	0	1	1
404	4	75.1	23.6	0	0	50.55	1	1
501	Top	75.75	23.6	31.45	0	0	1	1
502	Top	75.75	24.45	38.45	8.40	16.20	1	1

BLOCK B (20 UNITS)

No.	Floor	Covered Internal (sq.m.)	Covered Veranda (sq.m.)	Roof Garden (sq.m.)	Uncovered Veranda (sq.m.)	Garden (sq.m.)	Parking (unit)	Storage (unit)
101	1	75.95	29.3	0	73.25	0	1	1
102	1	74.9	20.55	0	54.75	0	1	1
103	1	74.9	20.55	0	54.75	0	1	1
104	1	75.05	20.7	0	57.55	0	1	1
201	2	75.95	29.95	0	0	0	1	1
202	2	74.9	19.8	0	0	0	1	1
203	2	74.9	19.85	0	0	0	1	1
204	2	75.05	20.7	0	17.20	0	1	1
301	3	75.9	29.95	0	0	0	1	1
302	3	74.9	19.8	0	0	0	1	1
303	3	74.95	19.85	0	0	0	1	1
304	Top	75.05	20.7	35.65	0	0	1	1
305	3	76.25	25	0	13.55	56.20	1	1
401	4	59	9.1	0	59.70	0	1	1
402	Top	74.85	19.8	32.35	0	0	1	1
403	Top	76.45	19.85	32.65	0	0	1	1
404	4	75.1	22	0	13.60	58.40	1	1
405	4	75.1	21.85	0	13.00	113.90	1	1
501	Top	75	21.85	32.25	12.00	15.30	1	1
502	Top	75	24.45	37.5	12.15	18.40	1	1

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Thanks For Watching

