

# FALCON ONE

Your Oasis of Tranquility in the Heart of Limassol

*An Exclusive Residential Complex by A-HOUSE*



**A-HOUSE**

# A-HOUSE: Building the Future, Realizing Dreams

A-HOUSE – a developer with an impeccable reputation in the Cyprus real estate market.

We specialize in creating modern and comfortable apartment buildings in Limassol.

*Our mission – not just to build houses, but to create spaces for happy living.*



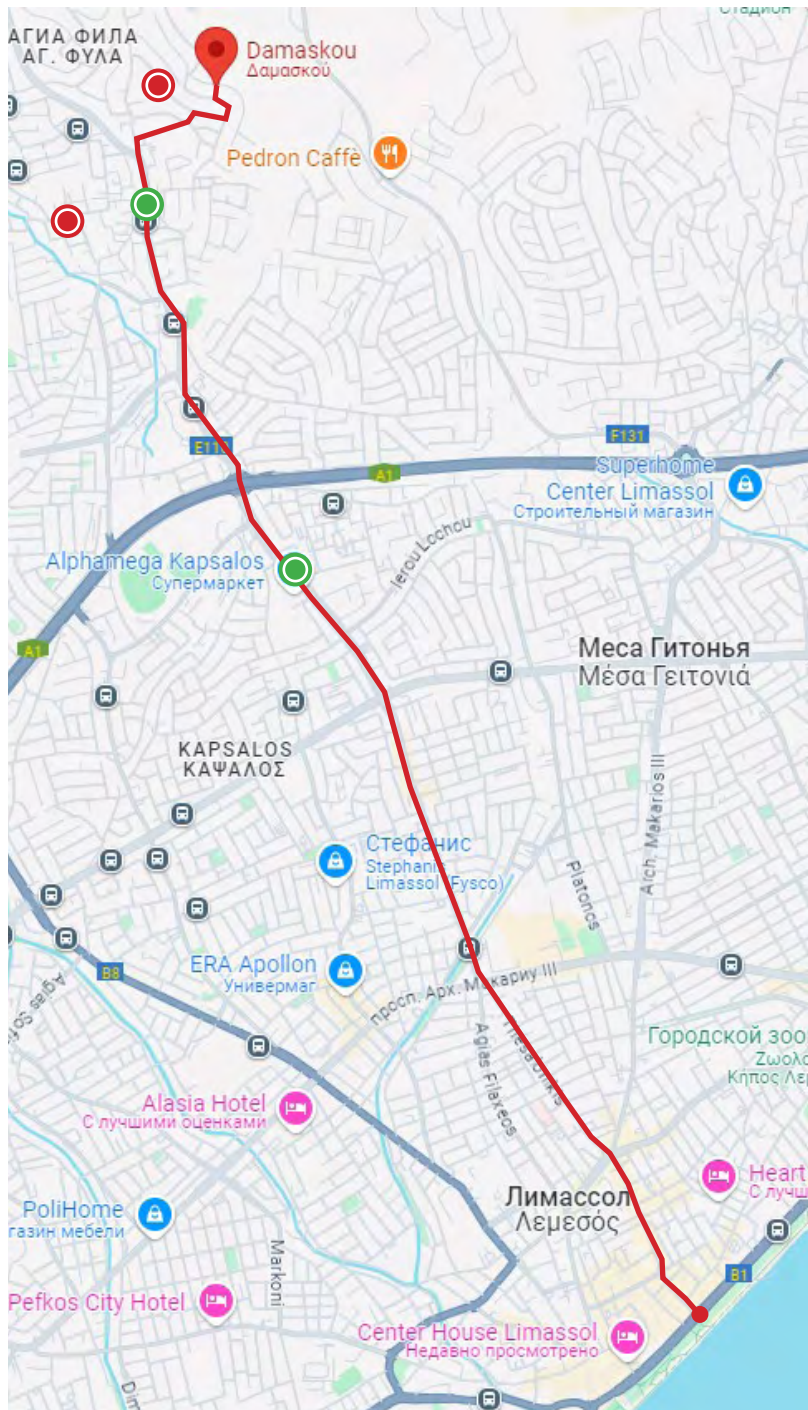


## FALCON ONE: Living in Harmony with Comfort

A unique combination of modern comfort and serene living in the prestigious Agios Fylaxis district.

Away from the hustle and bustle of the city, but with easy access to all amenities.

Only 9 apartments and 2 townhouses – guaranteeing privacy and exclusivity.



## AGIOS FILAXIS: Everything You Need for Life is Nearby

4 minutes to major highways.



10 minutes to international schools (Heritage, Island, Pascal).



Greek school and kindergarten within walking distance.



10 minutes to supermarkets (AlphaMega, Lidl).



# FALCON ONE: Advantages You Will Appreciate

- Thoughtful layouts.
- Barbecue areas.
- Premium design and finishes.
- Covered parking and storage for each apartment.
- High-quality building materials, tiles, and plumbing fixtures.





# SUSTAINABLE LIVING:

Energy Efficiency Class A. At Falcon One, you will enjoy comfort and save on utilities thanks to: Solar panels that generate electricity for the home. Double-glazed windows and thermal insulation facades that keep you warm in winter and cool in summer. Solar collectors for water heating, as well as Photovoltaic systems in public areas, which further reduce energy consumption.



Solar panels.



Thermal insulation on facades.



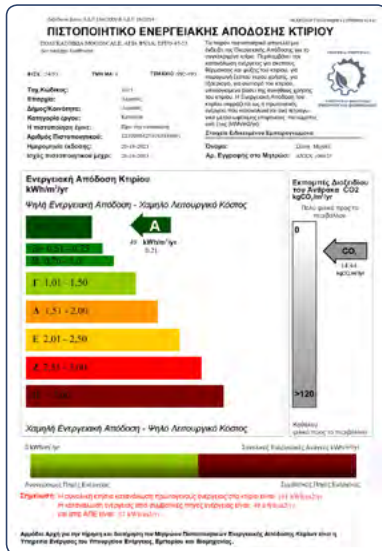
Solar water heating system.



Double-glazed windows.



Photovoltaic systems in public areas.



# Choose Your IDEAL HOME

Property Type	Quantity	Features
Apartments	9	2 bedrooms, sea view, parking, storage
Villas	2	2 bedrooms, sea view, private garden/pool



## VILLAS

### Flat # 1

Internal Area: 106.25 m<sup>2</sup>  
 Covered verandas area: 18.85 m<sup>2</sup>  
 Uncovered verandas area: 58.2 m<sup>2</sup>  
 Green Area: 7.45 m<sup>2</sup>  
 Bedrooms: 2  
 Roof Garden: 44.5 m<sup>2</sup>  
 Total area: 346.25 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 111.95 m<sup>2</sup>

### Flat # 2

Internal Area: 118.15 m<sup>2</sup>  
 Covered verandas area: 21.3 m<sup>2</sup>  
 Uncovered verandas area: 78.7 m<sup>2</sup>  
 Green Area: 19.9 m<sup>2</sup>  
 Bedrooms: 2  
 Roof Garden: 47.5 m<sup>2</sup>  
 Total area: 340.5 m<sup>2</sup>  
 Parking space: 2  
 Storage unit: 55 m<sup>2</sup>

## FLOOR 1

### Flat # 101

Internal Area: 83.9 m<sup>2</sup>  
 Covered verandas area: 34.4 m<sup>2</sup>  
 Uncovered Veranda area: 38.7 m<sup>2</sup>  
 Green Area 16.2 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 177 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 3.6 m<sup>2</sup>

### Flat # 102

Internal Area: 80.5 m<sup>2</sup>  
 Covered verandas area: 21.95 m<sup>2</sup>  
 Uncovered Veranda area: 23.5 m<sup>2</sup>  
 Green Area 5.15 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 136.75 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.95 m<sup>2</sup>

### Flat # 103

Internal Area: 60.05 m<sup>2</sup>  
 Covered verandas area: 33.35 m<sup>2</sup>  
 Uncovered Veranda area: 120.5 m<sup>2</sup>  
 Green Area 13.35 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 253 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.75 m<sup>2</sup>



## FLOOR 2

### Flat # 201

Internal Area: 83.9 m<sup>2</sup>  
 Covered verandas area: 25.45 m<sup>2</sup>  
 Green Area 12.1 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 126.6 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.15 m<sup>2</sup>

### Flat # 202

Internal Area: 80.5 m<sup>2</sup>  
 Covered verandas area: 22.8 m<sup>2</sup>  
 Green Area 4.45 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 111.5 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 3.75 m<sup>2</sup>

### Flat # 203

Internal Area: 80.05 m<sup>2</sup>  
 Covered verandas area: 21.45 m<sup>2</sup>  
 Uncovered Veranda area: 11.8 m<sup>2</sup>  
 Bedrooms: 2  
 Total area: 118.6 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.3 m<sup>2</sup>



## FLOOR 3

### Flat # 301

Internal Area: 83.9 m<sup>2</sup>  
 Covered verandas area: 20.35 m<sup>2</sup>  
 Uncovered verandas area: 3.8 m<sup>2</sup>  
 Green Area: 12.1 m<sup>2</sup>  
 Bedrooms: 2  
 Roof Garden: 64.8 m<sup>2</sup>  
 Total area: 190.5 m<sup>2</sup>  
 Parking space: 2  
 Storage unit: 5.55 m<sup>2</sup>

### Flat # 302

Internal Area: 80.5 m<sup>2</sup>  
 Covered verandas area: 17.1 m<sup>2</sup>  
 Uncovered verandas area: 8.2 m<sup>2</sup>  
 Green Area: 5.15 m<sup>2</sup>  
 Bedrooms: 2  
 Roof Garden: 53.2 m<sup>2</sup>  
 Total area: 169.35 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.2 m<sup>2</sup>

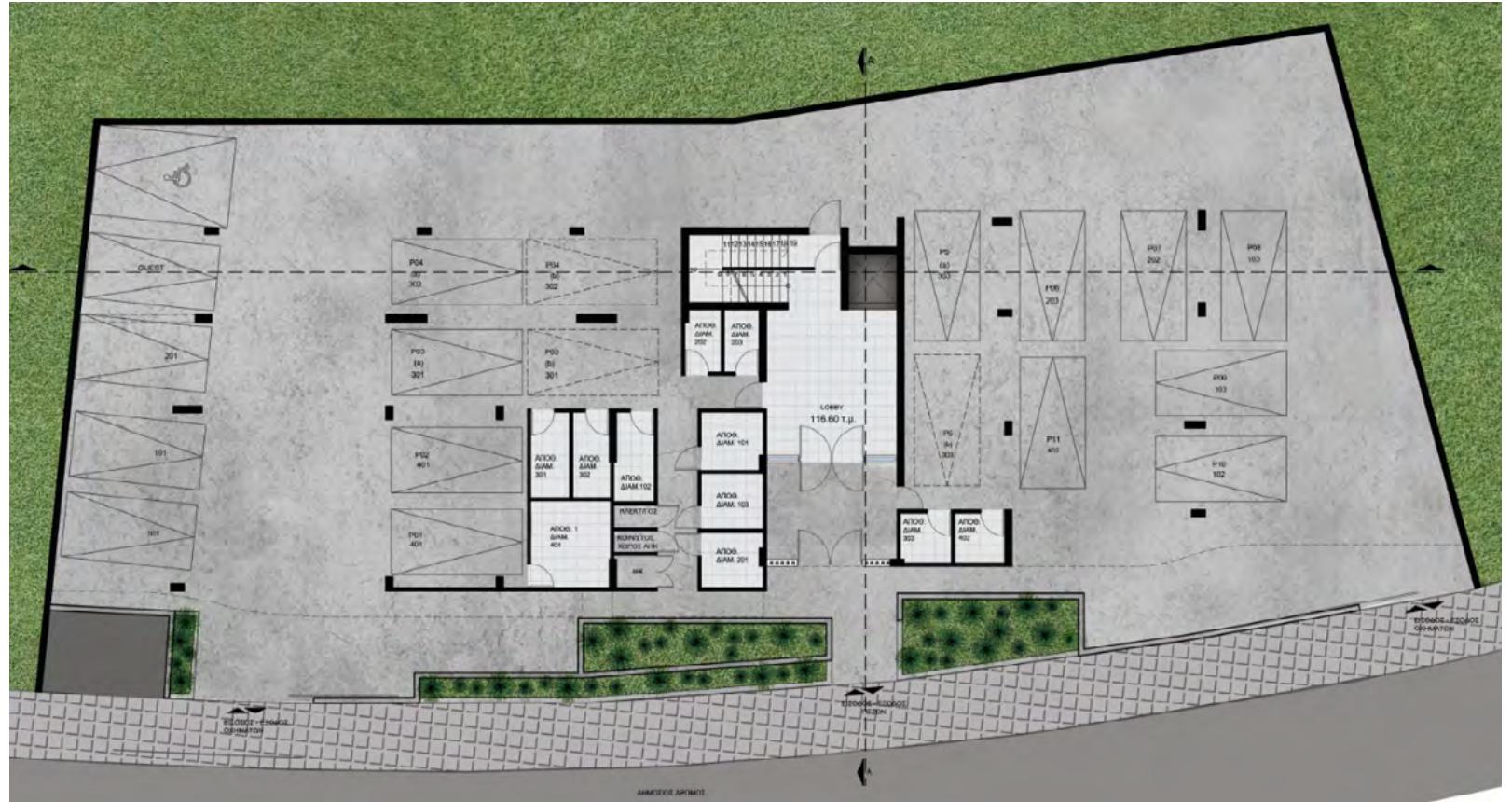
### Flat # 303

Internal Area: 80.05 m<sup>2</sup>  
 Covered verandas area: 19.5 m<sup>2</sup>  
 Uncovered Veranda area: 7.1 m<sup>2</sup>  
 Bedrooms: 2  
 Roof Garden: 67.85 m<sup>2</sup>  
 Total area: 180 m<sup>2</sup>  
 Parking space: 1  
 Storage unit: 5.5 m<sup>2</sup>

# FALCON ONE: Key Features

- Underground parking with electric vehicle charging capabilities.
- Storage rooms for each apartment.

*Expected completion:  
December 2025.*





## LIMASSOL: City of Opportunity

A dynamically developing city, a center of attraction for IT and FinTech companies.

High demand for rental housing.

Stable income for investors.

Possibility of obtaining a Cyprus Permanent Residency Permit with the purchase of real estate from €300,000.



By purchasing real estate from A-HOUSE for €300,000 or more, you are eligible for a Cyprus Permanent Residency Permit for yourself and your family.

*A-HOUSE will assist in processing the necessary documents.*



Become Part of  
**FALCON ONE!**

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*Contact us today to learn more and  
reserve your dream property!*

