



VIVO
REALTY



LUXURY THREE BEDROOM VILLA IN LIMASSOL MARINA

📍 Limassol, Limassol - Marina

174620





Price	€3,900,000 +VAT	Type	Detached Villa
Bedrooms	3	Covered	138 m ²
Basement	89 m ²	Covered veranda	12 m ²
Uncovered veranda	30 m ²	Plot	229 m ²
Status	Key ready	Area	Limassol, Limassol - Marina

Description

Luxury three bedroom villa situated in the the heart of the city, at most fashionable area, in Limassol Marina with its own pier and access to the sandy beach.

Consisted of swimming pool and private berth(s). This villa draws on local architectural styles to achieve its elemental impact. The outdoor magic of Mediterranean life is reflected in a variety of exterior features, including the roof terrace and flowered pergola.

Convenient location, within walking distance there are cafes, restaurants, shops, banks, marinas and a world-class fitness center. The complex has 24-hour security and video surveillance. High-speed fiber-optic Internet, WIFI and IPTV. The villa provides an ideal base for recreation and business. Private berths for yachts. Swimming pool with sea view. The house has 3 bedrooms + ground floor. All bedrooms are en-suite, with their own bath or shower. Open plan kitchen, dining area and sitting area. There is a VRV air conditioning system throughout the house. Heated floors. Covered parking. Guarded gated complex.

Features include:

Marble floors, external doors and windows are double-glazed with coloured aluminium sections, imported high-quality sanitary ware, electric underfloor heating, pressurized system for hot and cold water is installed, complete installation of VRV system.

Marina services and facilities:

- Monitoring VHF Channel 12
- Stable power provision up to 630 amps, 415v at 50Hz
- Fresh water
- 24-hour berthing assistance
- 24-hour security and CCTV
- Concierge services
- High speed fibre internet, telephone and IPTV
- WI-FI access
- Fuel station and bunker service
- Grey and black water pump-out system
- Waste oil pump-out system
- Bilge pump-out system
- Dedicated berth-side parking
- Crew facilities and changing rooms
- Buggy service

The furniture is is not included in the price.

Don't hesitate to contact us for further assistance and information!



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Office Administrator

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Facilities

Aircondition, Split system
Parking, Covered
Gym
Gated complex

Heating, Underfloor
Pool, Private
Storage
Solar photovoltaic panels

Features

Heart of city center
Easy access to highway
Internal stairs
24-hour security
Double glazing
Ground Floor Bedroom
Marble flooring
Luxury specifications
Sea view
Near amenities

Easy access to main roads
Yacht berth
Bright
Alarm system
Veranda
Quiet Area
En suite Bathroom
Modern design
Walking distance to beach

Floor plans

