



LUXURY THREE BEDROOM VILLA IN LIMASSOL MARINA

Limassol, Limassol - Marina

174620



















Price €3,900,000 +VAT Type Detached Villa

Bedrooms3Covered 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 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!



Office Properties Office Administrator

info@vivorealty.com.cy

(+357) 25871010



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

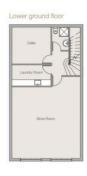
Walking distance to beach

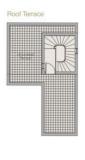


Floor plans









Island Villas 1