

2183361

# EXCEPTIONAL RESIDENCE IN PANTHEA WITH SEA VIEWS !

 Panthea, Limassol

€3,000,000







# Overview

## Specifications

Bedrooms

 **5**


Bathrooms

 **3**

Covered

 **465 m<sup>2</sup>**

Type	<b>House</b>
Showers	<b>2</b>
Toilets	<b>4</b>
Plot	<b>1200 m<sup>2</sup></b>

Covered veranda	<b>120 m<sup>2</sup></b>
Status	<b>Key ready</b>
Title deed	<b>Yes</b>
Energy efficiency rating	 <b>A+</b>

## Description

Discover this stunning luxury home located in the prestigious Panthea area, just a short walk from the local high school and only 2 minutes' drive from Mesa Gitonia roundabout. Set on a generous 1,200 sqm plot, this impressive three-level residence boasts a total internal area of 465 sqm, offering privacy, comfort, and elegance in every corner.

Property Features:

Ground Floor:

- Independent guest studio with private bathroom
- Additional 2 rooms + office space (which can also be converted into bedrooms)
- Dedicated laundry area for added convenience

First Floor:

- Stylish separate kitchen featuring 2 island bars
- Expansive open-plan living and dining area
- Guest W.C.
- Access to a large 120 sqm terrace with breathtaking views of Limassol Bay

Top Floor:

- 3 spacious bedrooms, including 2 with en-suite bathrooms
- Elegant main bathroom
- Grand cinema/living room with full surround sound system

Outdoor & Smart Features:

- Private swimming pool surrounded by a landscaped garden
- Photovoltaic system for energy efficiency
- Full smart home technology including: Alarm system, Remote video intercom, WIFI throughout the property.
- Automatic irrigation & watering system
- Electric gate with 2 covered parking spaces





# Additional information

## Facilities

Aircondition, Split system

Outdoor shower

Solar photovoltaic panels  
(provision)

Heating, Central

Parking, Covered

Solar water heater

Maid's room

Pool, Private

Storage

## Features

Alarm system

Barbeque

Double glazing

En suite bathroom

Fitted wardrobes

Guest WC

Home cinema

Investment opportunity

Kitchen island

Luxury specifications

Office

Pipe-in-pipe plumbing system

Rental potential

Shower

Utility room

Walk-in closet

Balcony

Bright

Easy access to highway

En suite shower

Garden, large

Guestroom

Internal stairs

Irrigation system

Laminate flooring

Modern design

Panoramic view

Pressurized water system

Sea view

Smart home automation

Veranda, back

Balcony, back

City view

Easy access to main roads

Entrance gate, automated

Ground floor bedroom

High ceilings

Internet

Kitchen appliances

Laundry room

Near amenities

Parquet flooring

Quiet area

Separate dining area

Spacious rooms

Veranda, large

## Contact us



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