VIVO
REALTY

2184813

FOUR BEDROOM VILLA IN PANIOTIS HILL - LIMASSOL

Paniotis Hills, Limassol

€1,685,000 +VAT












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Overview

Specifications

Bedrooms	Bathrooms	Covered
4	4	377 m²

Type	**House**	Roof garden	**79 m²**
Showers	**4**	Garden	**259 m²**
Toilets	**5**	Status	**Under construction**
Plot	**259 m²**	Year of construction	**2026**
Covered veranda	**102 m²**	Energy efficiency rating	**A+**

Description

This modern design villa, situated in the Paniotis area, offers stunning sea views. The villa is split into five levels, accessible via both a staircase and a private lift.
Lowest Floor is located below public road level, this floor encompasses the majority of the external garden areas for each house.
Upper Levels: The three additional levels rise above road level, housing all the primary spaces of each house.
Please continue reading for a detailed level-by-level description of the villa.

Entrance Level
• The villa features its own private entrance foyer, providing access to both the private lift and staircase.
• Entry points include access via the front pavement or the lower-level parking.
• Direct access to the garden level (Level 1) is available externally.
Garden Level:
• Internally, this level includes:
o A guest/maid's room with an ensuite bathroom
o A flexible-use utility area, which also features another guest bathroom with a shower
• Externally, you will find:
o The pool
o A covered terrace
o The garden area
Bedroom Level - This level comprises:
o 2 comfortable ensuite bedrooms
o A spacious ensuite master bedroom (5.50 x 3.85 m) with a south-facing veranda

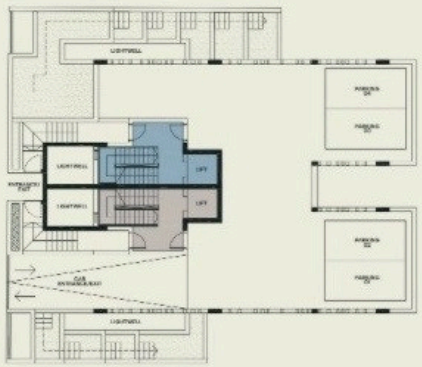
Floor plans

Level 1
Garden



		Internal areas	Covered verandas	Roof garden	Pool
EAST VILLA	→	88m²	60m²	164m²	29m²
WEST VILLA	→	88m²	60m²	164m²	29m²

Level 2
Entrance



		Internal areas	Covered parkings	Garden
EAST VILLA	→	24m²	2	95m²
WEST VILLA	→	24m²	2	82m²

Additional information

Facilities

Aircondition, Split system	Elevator	Heating, Underfloor
Maid's room	Outdoor shower	Parking, Covered
Pool, Private	Solar water heater	Storage

Features

Alarm system (provision)	Balcony, front	Bright
City view	Combined kitchen and dining area	Double glazing
Easy access to highway	Electric car charger (provision)	En suite bathroom
En suite shower	Energy efficient doors/windows	Entrance gate, automated
Fitted wardrobes	Garden	Ground floor bedroom
Guest WC	Internal stairs	Investment opportunity
Laminate flooring	Laundry room	Luxury specifications
Marble flooring	Modern design	Panoramic view
Parquet flooring	Pipe-in-pipe plumbing system	Pool view
Pressurized water system	Quiet area	Roof garden
Sea view	Shower	Spacious rooms

Contact us



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