

2184814

FOUR BEDROOM VILLA IN PANIOTIS HILL - LIMASSOL

 Paniotis Hills, Limassol

€1,685,000 +VAT





Overview

Specifications

Bedrooms

 4

Bathrooms

 4

Covered

 377 m²

Type	House
Showers	4
Toilets	5
Plot	259 m ²
Covered veranda	102 m ²

Roof garden	79 m ²
Garden	259 m ²
Status	Under construction
Year of construction	2026
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:

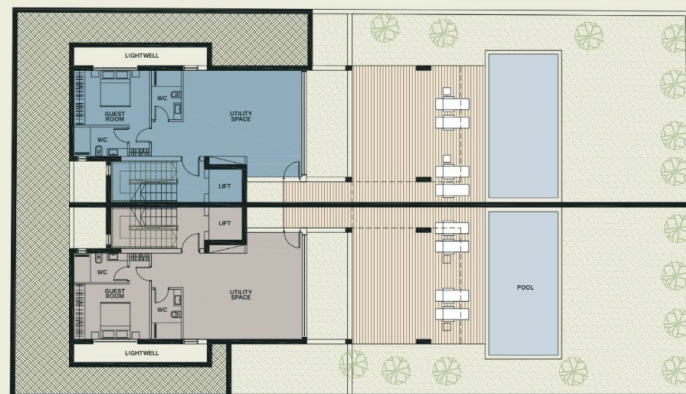
- o 2 comfortable ensuite bedrooms
- o A spacious ensuite master bedroom (5.50 x 3.85 m) with a south-facing veranda



Floor plans

Level 1

Garden

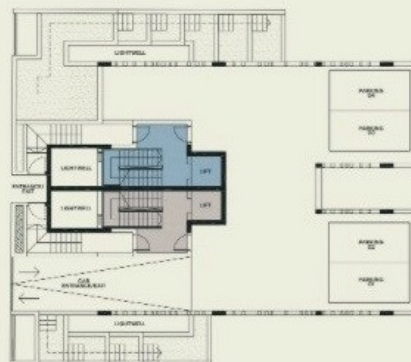


		Internal areas	Covered verandas	Roof garden	Pool
EAST VILLA	→	88m ²	60m ²	164m ²	29m ²
WEST VILLA	→	88m ²	60m ²	164m ²	29m ²

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Level 2

Entrance



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

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Additional information

Facilities

Aircondition, Split system

Maid's room

Pool, Private

Elevator

Outdoor shower

Solar water heater

Heating, Underfloor

Parking, Covered

Storage

Features

Alarm system (provision)

City view

Easy access to highway

En suite shower

Fitted wardrobes

Guest WC

Laminate flooring

Marble flooring

Parquet flooring

Pressurized water system

Sea view

Balcony, front

Combined kitchen and dining area

Electric car charger (provision)

Energy efficient doors/windows

Garden

Internal stairs

Laundry room

Modern design

Pipe-in-pipe plumbing system

Quiet area

Shower

Bright

Double glazing

En suite bathroom

Entrance gate, automated

Ground floor bedroom

Investment opportunity

Luxury specifications

Panoramic view

Pool view

Roof garden

Spacious rooms

Contact us



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