



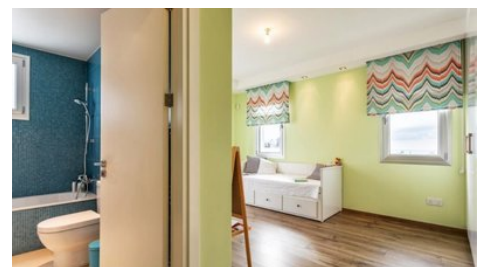
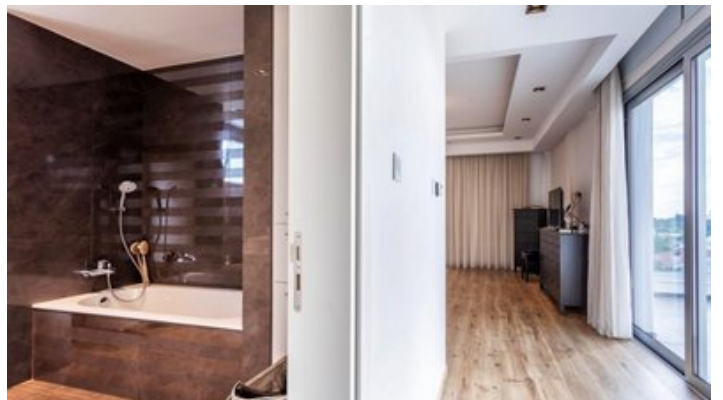
VIVO
REALTY



LUXURY 3 LEVELS 6 BEDROOM VILLA

 [Limassol, Panthea](#)

50175163



Price	€1,800,000 €2,200,000	Type	House
Bedrooms	6	Bathrooms	5
Covered	673 m ²	Basement	200 m ²
Roof garden	51 m ²	Covered veranda	67 m ²
Plot	1075 m ²	Status	Resale
Area	Limassol, Panthea		

Description

This superb contemporary villa is set in one of Limassol's most prestigious residential locations, Panthea - Ayia Fyla, perfectly positioned to take in the best of everything Limassol has to offer within easy reach of the city centre. This luxury property is designed with high standards, reflecting modern lifestyle and technological innovation. The utmost consideration has been invested in the configuration of the living spaces, offering residents the opportunity to create a home tailored to their personal needs and tastes. Materials and finishes have been carefully selected to create a warm contemporary home that provides a balance between cutting edge design and functional living. Modern bedroom suites, contemporary German kitchen and sensitive lighting comprise the general interior aesthetic.

Set within modern architectural detailing, covered bar and barbeque area for the entertaining. The deck and overflow swimming pool sits within unique landscaping, created to complement its distinctive surroundings. The paths and steps lead to a landscape that blends a modern contemporary design approach to a sustainable indigenous native planting palette, including planted terraces. The villa is characterized by high quality internal and external finish, including expensive varieties of wood, natural granite stone and Italian ceramics. Villeroy and Boch bathrooms and toilets Parquet is used in bedrooms, with built-in wardrobes in the bedrooms and ample cupboards in the kitchens ensuring adequate storage space. Full installation of central heating system with underfloor heating throughout, fully air-conditioned with separate VRV units for each floor, Crestron ready smart house system, Lutron lighting system, KEF audio throughout the house. Provision for internal elevator. Automatic entrance gates are remotely controlled, and the garden has its own water supply controlled by computerised system. Roof terrace with splendid views of the City and the sea. Ground Floor

The floor has a layout comprising of a main double aspect entrance with large wooden door, a guest w/c with cloakroom, open plan dining room, living room and sitting areas, fireplace, access to covered terrace through sliding doors.

Large Miele kitchen with double ovens, microwave, five ring gas hob, large separate fridge and freezer, dining area, plenty of storage cupboards, large double sink.

Access to the covered veranda with steps leading down to the garden and pool area. Kitchen door with access to covered parking area and separate outside stairs leading to BBQ/Bar and pool area.

Access to the first floor is reached through the impressive internal staircase finished with lava effect solid Italian Granite.

First floor

Master bedroom with walk in wardrobes, large bathroom with floor to ceiling Italian ceramics, Villeroy and Boch double sink units, toilet, bidet, large separate bath, walk in Rain shower with mosaic ceramics. Large window overlooking pool and garden area with sliding doors to roof terrace.

Bedrooms two and three with 'Jack and Jill' bathroom consisting of double sink, bath with shower, Italian floor to ceiling ceramics. Built in Wardrobes. Access to roof terrace.

Bedroom four with en suite toilet and walk in shower, built in wardrobes

Study/Bedroom 5

Basement consists of an open pan family room with home cinema. Separate dedicated Home cinema room, Bar area, server room, storage room, further large storage/workshop area, summer kitchen/utility room, steam room, changing room with shower, separate wc, one guest/maid bedroom with built in wardrobe en suite with toilet and shower.

Externally.

Outdoor shower area, BBQ/Bar area, salt chlorinated swimming pool, engine room and for the swimming pool with further storage and multilevel landscaped gardens with retaining walls.

Large terraced garden area with trees and flowers, with automatic watering system, outdoor seating and lounge area.

Additionally, the house has specific electric sensor security lights (auto lighting).

The roof is flat. The outer coating (painting) is from highly durable acrylic material. The fencing around the house is metal railing with modern design.

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Facilities

Aircondition, Split system
Parking, Garage, double
Childrens playground
Sauna
Gated complex
Maid's room
Solar photovoltaic panels

Heating, Underfloor
Pool, Private
Gym
Storage
Landscaped garden
Outdoor shower

Features

Next to green area
Fitted wardrobes
Entrance gate
Under stairs storage
Handicap Accessible
Fly screens
Garden, large
Play room
Bright
Bar
Double glazing
Veranda, large
Ground Floor Bedroom
Quiet Area
CCTV
En suite Bathroom
Modern design
Near bus route
Jacuzzi
Barbeque
Guestroom
Marble stairs

Balcony
Entrance gate, automated
Courtyard
Home cinema
Ceiling fans
Garden
Internal stairs
Door screen
Walk-in closet
Alarm system
Guest WC
Veranda
Roller Blinds
Marble flooring
Rental Potential
Luxury specifications
Panoramic view
Near amenities
Indoor Fireplace
Roof Garden
Office
Kitchen appliances