



**VIVO**  
REALTY

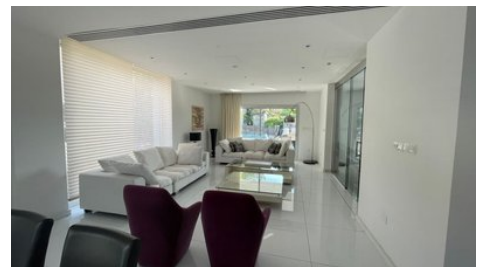
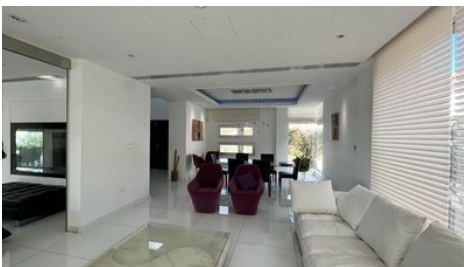


## LUXURY VILLA OF 600 SQ FOR SALE IN PANTHEA AREA

 [Limassol, Panthea](#)

60179495





<b>Price</b>	€1,990,000	<b>Type</b>	House
<b>Bedrooms</b>	8	<b>Bathrooms</b>	7
<b>Covered</b>	600 m <sup>2</sup>	<b>Plot</b>	709 m <sup>2</sup>
<b>Year of Construction</b>	2012	<b>Status</b>	Key ready
<b>Area</b>	Limassol, Panthea		

## Description

Beautiful villa located in Panthea area , within close proximity to private schools and amenities , leading to an easy access to the Highway

The residence is a total of 3 levels ( each floor is approximately 200 sq. ) and is built in a plot of 709 sq.m

-Ground floor

On the front elevation the ground floor faces the street but on the rear elevation the floor is below the earth so its basement. is a semi basement.

Ground floor consists

- 1 bedroom flat with its own entrance and an en-suite bedroom ( can be used as an office / Guest room / maids quarter )
- 1 big room which is currently used as a gaming room and at the at the end of the room there is a home cinema.

1st floor consists

On the 1st floor is the entrance of the residence. , the floor above is open to the foyer of the entrance creating a grand entrance. On the entrance there is a big fitted aquarium.

-2 living rooms

-2 dining areas

-1 office room

-1 guest toilet

-1 semi separate kitchen

-Big Covered veranda

- access to the Garden and pool ( consist of an outdoor shower and wc.)

2nd floor consists

-4 en-suite double bedrooms ( 2 of the bedrooms have walking closet)

-1 small room used as a gym.

- Laundry room with covered veranda

**Extras:**

- Lift links from basement to the roof.
- There are all the installations for Under floor gas heating to 1nd and 2nd floor
- Automatic garage doors on the ground floor
- The house is fully thermal insulated (floor, walls, windows)
- The interior walls have thickness 0.25cm instead of 0.10cm than the normal houses.
- There is provisions for a potential roof garden.
- Bulkhead air-condition in the 1st floor
- Alarm
- There is capability of an addition to build one more floor.
- all bedrooms, dinning room and living room have hidden lights and spot lights

**Natalia Pot**

Property Consultant

✉ npot@vivorealty.com.cy

☎ (+357) 96071780

## Facilities

Aircondition, Central system  
Parking, Garage, double  
Elevator

Heating, Provision  
Pool, Private  
Storage

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## Features

Thermal insulation  
High ceilings  
Connected to electric mains  
Shutters, electric  
Pressurized water system  
Double glazing  
Veranda, back  
Veranda, large  
Rental Potential  
En suite Shower  
Modern design  
Laundry room

Easy access to highway  
Elevated  
Fitted wardrobes  
Home cinema  
Kitchenette  
Guest WC  
Veranda, front  
Quiet Area  
En suite Bathroom  
Luxury specifications  
Indoor Fireplace