

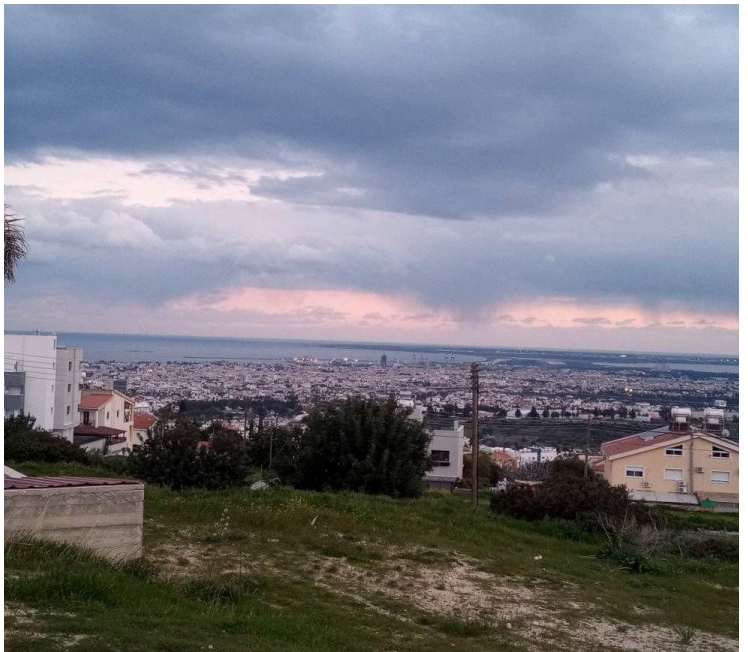
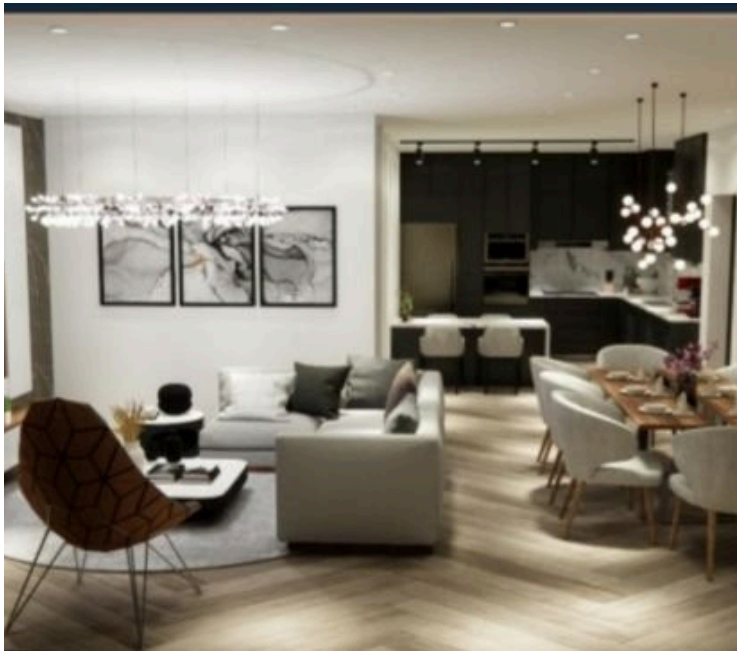
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UNDER CONSTRUCTION MODERN FOUR BEDROOM DETACHED VILLA IN AG.FYLA

 Agia Fyla, Limassol

€552,000 +VAT





Overview

Specifications

Bedrooms

 4


Bathrooms

 1

Covered

 175 m²

Type	Detached Villa
Showers	2
Toilets	3
Plot	285 m²
Status	Under construction
Year of construction	2022

Title deed	Land
Furnished	Unfurnished
Structure	Concrete
Facade	Brick
Energy efficiency rating	 A

Description

This beautiful four bedroom villa is located in a quiet neighborhood of Ag.Fyla only 10 minutes away from the city center and 5 minutes to the highway. The Villa is located near all amenities like supermarkets, municipal and private schools, hospitals, banks, Pharmacies etc. The property has nice sea views from the ground floor.

Ground floor consists of a large open plan kitchen with dining area, living room and one bedroom which can be used as office space and guest shower with W/C .

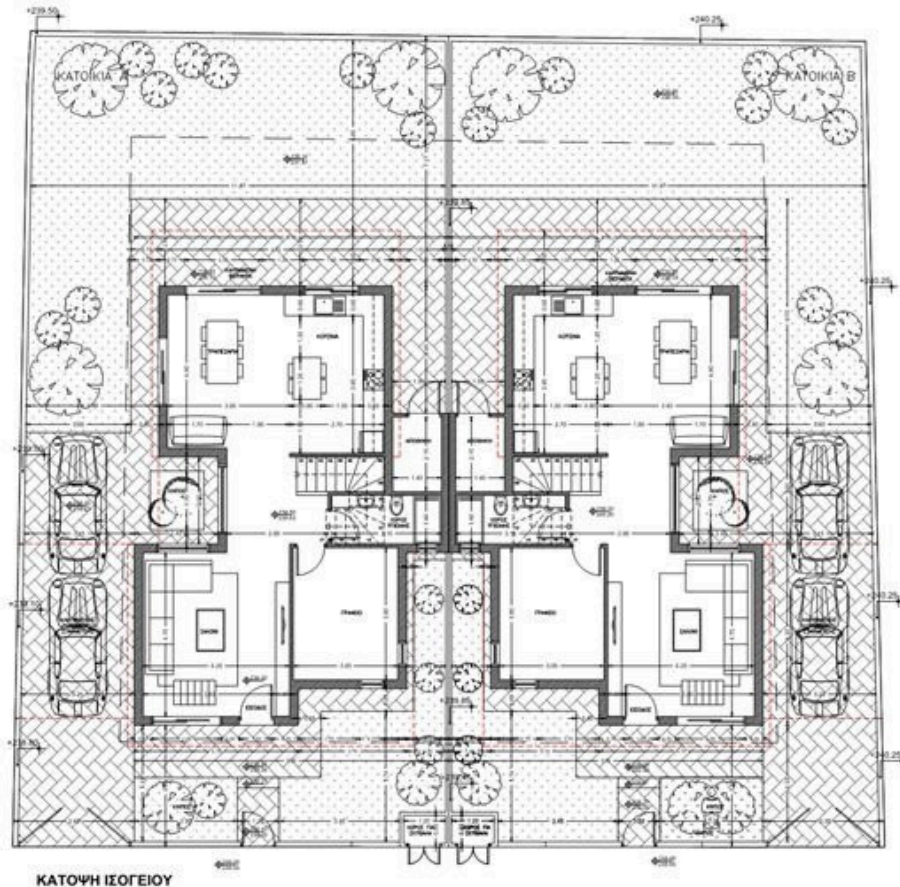
On the 1st floor there are three bedrooms of which one the master bedroom with en suite, covered balcony, family bathroom and laundry area. Externally the villa offers paved terraces, outside storage room, large front, back and side garden and covered parking.

Specifications:

Frame and foundation: reinforced concrete to Eurocode specifications.

- Facade: Bauer certified Façade System: thermally insulated facade with expanded polystyrene and brickwork.
- Energy Performance Certificate: Class A+
- Roof: Flat roof, thermally insulated with 8cm thickness extruded polystyrene.
- Electrical installation: in compliance with 17th edition of Electrical Engineers Institute and to British Standards.
- Luxor German made Photovoltaics, 3KW/h system is to be installed.
- Water supply: direct access to the town water supply, 1000kg water storage tank and Italian made water pumping system will be installed.
- Optional Swimming Pool
- Air conditioning provision is provided.

Floor plans



Additional information

Facilities

Aircondition, Provision

Parking, Covered

Solar photovoltaic panels

Heating, Provision

Pool, Optional

Solar water heater

Landscaped garden

Self contained annex

Storage

Features

Balcony

Combined kitchen and dining area

Easy access to highway

En suite shower

Fly screens

Guest WC

Laundry room

Near amenities

Open plan

Pressurized water system

Sea view

Sound insulation

Walk-in closet

Barbeque

Connected to electric mains

Easy access to main roads

Entrance gate

Garden

Internal stairs

Modern design

Near bus route

Openings in opposite sides

Quiet area

Shower

Thermal insulation

Bright

Double glazing

Elevated

Fitted wardrobes

Ground floor bedroom

Kitchen appliances

Municipal water/sewage

Office

Panoramic view

Roof garden

Shutters, electric

Veranda

Contact us



Tatiana Kirshanova

 (+357) 96071790

 tatianak@vivorealty.com.cy