



**VIVO**  
REALTY



## UNDER CONSTRUCTION MODERN FOUR BEDROOM DETACHED VILLA IN AG.FYLA

 [Limassol, Agia Fyla](#)

64179236



<b>Price</b>	€552,000 +VAT	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	4	<b>Bathrooms</b>	1
<b>Covered</b>	175 m <sup>2</sup>	<b>Plot</b>	285 m <sup>2</sup>
<b>Year of Construction</b>	2022	<b>Title deed</b>	Land
<b>Status</b>	Under construction	<b>Energy efficiency rating</b>	A
<b>Area</b>	Limassol, Agia Fyla		

## 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.
- Provision for electric heating radiators is provided.
- Floors: Evpalia Spanish Tile flooring in all living areas. Kofteros Italian Parquetted flooring in all bedrooms.
- Windows: Muskita MU3000 Thermal: double glazed.
- Italian NICE Electric Window Shutters will be installed.
- Bespoke High Spec Kitchen. Includes granite worktops and wall tiling. Kitchens have space for fridge/freezer, oven, hop, microwave, food storage cupboard, double sink, space for rubbish bin, space for dish washer machine, cupboard for dishes, cupboard for cooking equipment.
- Laundry area is provided in the 1st floor.
- White goods/appliances are not included. Can be installed upon request.
- High Spec Bathrooms. European made Sanindusa 3 piece bathrooms (sink, toilet, bath or shower). All bathrooms will be wall tiled. Italian made mixers and accessories.
- Bespoke Fitted Wardrobes

- Evpalia Marble Stair case leading up to the roof



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## Facilities

Aircondition, Provision  
Parking, Covered  
Storage  
Solar water heater  
Solar photovoltaic panels

Heating, Provision  
Pool, Optional  
Landscaped garden  
Self contained annex

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## Features

Shower  
Thermal insulation  
Easy access to highway  
Elevated  
Municipal water/sewage  
Balcony  
Entrance gate  
Fly screens  
Pressurized water system  
Bright  
Open plan  
Guest WC  
Ground Floor Bedroom  
En suite Shower  
Panoramic view  
Near bus route  
Barbeque  
Office  
Kitchen appliances

Sound insulation  
Easy access to main roads  
Combined kitchen and dining area  
Connected to electric mains  
Openings in opposite sides  
Fitted wardrobes  
Shutters, electric  
Garden  
Internal stairs  
Walk-in closet  
Double glazing  
Veranda  
Quiet Area  
Modern design  
Sea view  
Near amenities  
Roof Garden  
Laundry room

## Floor plans

