



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

Limassol, Agia Fyla

64179236















Price €552,000 +VAT **Type** Detached Villa

Bedrooms 4 Bathrooms 1

**Covered** 175 m<sup>2</sup> **Plot** 285 m<sup>2</sup>

**Year of Construction** 2022 **Title deed** Land

Status Under construction Energy efficiency rating A

**Area** 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 heading 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

#### **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

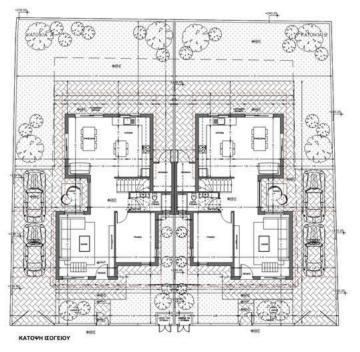
Near amenities

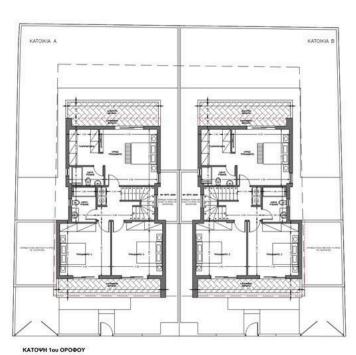
Roof Garden

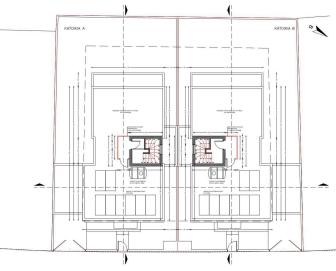
Laundry room



# Floor plans







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