VIVO
REALTY

64186603

# LUXURY RESIDENCE FOR SALE IN PANIOTIS, LIMASSOL

Paniotis Hills, Limassol

**€1,890,000**












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# Overview

## Specifications

| Bedrooms | Bathrooms | Covered |
|---|---|---|
| 5 | 5 | 170 m² |

| | |
|---|---|
| Type | **Semi-Detached Villa** |
| Showers | **4** |
| Toilets | **5** |
| Covered veranda | **57 m²** |
| Uncovered veranda | **9 m²** |
| Garden | **448 m²** |
| Status | **Resale** |

| | |
|---|---|
| Year of construction | **2023** |
| Title deed | **Yes** |
| Furnished | **Fully furnished** |
| Structure | **Concrete** |
| Facade | **Concrete** |
| Energy efficiency rating | **A+** |

## Description

Situated in the prestigious and highly sought-after residential area of Paniotis, this elegant modern residence offers an exceptional combination of comfort, privacy and contemporary living. Ideally located in a peaceful neighbourhood, the property enjoys convenient access to all amenities, main roads and the highway.

Set within a small residential development, the property features spacious, beautifully designed interiors and generous outdoor living spaces.

The main living area comprises a bright and spacious open-plan living and dining area, seamlessly connected to a covered veranda with pleasant open views. The modern open-plan kitchen complements the layout, creating an ideal space for both everyday living and entertaining.

The first floor accommodates three generously sized bedrooms, including a master bedroom with an en-suite bathroom and walk-in wardrobe, as well as an additional two family bathrooms.

From the veranda, a staircase leads to the beautifully landscaped ground-floor garden, where a private swimming pool, BBQ area and fully equipped outdoor kitchen create the perfect setting for relaxation and entertaining.

The property also benefits from two separate en-suite studios, ideal for accommodating guests, staff or providing additional private living space.

# Additional information

## Facilities

| | | |
|---|---|---|
| Aircondition, Central system | Childrens playground | Elevator |
| Gated complex | Heating, Underfloor | Landscaped garden |
| Maid's room | Outdoor shower | Parking, Covered |
| Pool, Private, heated | Solar water heater | Storage |

## Features

Alarm system
Balcony
Balcony, back
Balcony, front
Barbeque
Bath
Bathroom underfloor heating
Bright
CCTV
Central satellite system
City view
Combined kitchen and dining area
Courtyard
Door screen
Double glazing
Easy access to highway
Easy access to main roads
Electric car charger
Elevated
En suite bathroom
En suite shower
Energy efficient doors/windows
Entrance gate, automated
Fireproof entrance doors
Fitted wardrobes
Floor-to-ceiling windows
Fly screens
Garden
Ground floor bedroom
Guest WC
Guest cloakroom
Guestroom
High ceilings
Indoor fireplace
Kitchen appliances
Kitchen island
Laminate flooring
Laundry room
Luxury specifications
Marble flooring
Modern design
Municipal water/sewage
Near amenities
Near bus route
Next to green area
Open plan
Openings in opposite sides
Outdoor kitchen
Panoramic view
Parquet flooring
Pipe-in-pipe plumbing system
Pool bar
Pool view
Pressurized water system
Quiet area
Rental potential
Sea view
Shower
Shutters
Smart home automation
Sound insulation
Spacious rooms
Thermal insulation
Triple glazing
Utility room
Veranda
Walk-in closet

## Distances

Amenities
**600 m**

Sea
**1 km**

Public transport
**600 m**

Schools
**600 m**

# Contact us



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