



VIVO  
REALTY



## LUXURY MOUNTAIN RETREAT: BESPOKE STONE VILLA IN MONIATIS

[📍 Limassol, Moniatis](#)

8177094







<b>Price</b>	€2,500,000	<b>Type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	4
<b>Covered</b>	295 m <sup>2</sup>	<b>Covered veranda</b>	13 m <sup>2</sup>
<b>Uncovered veranda</b>	44 m <sup>2</sup>	<b>Covered parking</b>	60 m <sup>2</sup>
<b>Plot</b>	850 m <sup>2</sup>	<b>Status</b>	Resale
<b>Energy efficiency rating</b>	A	<b>Area</b>	Limassol, Moniatis

## Description

Perched majestically in the Limassol District mountains, this exceptional custom-built stone villa offers the perfect blend of traditional Cypriot craftsmanship and modern luxury. Just 5km from the charming Pano Platres, this stunning property commands breathtaking views from its privileged position.

### PROPERTY HIGHLIGHTS:

- Expansive 850m<sup>2</sup> plot featuring meticulous landscaping
- Generous 295m<sup>2</sup> living space with premium finishes throughout
- Hand-laid authentic Cyprus stone exterior (8cm thick) for superior energy efficiency
- Four elegant bedrooms with en-suite bathrooms
- Dual gourmet kitchens perfect for entertaining
- Sophisticated living and sitting rooms
- Two versatile entertainment areas with built-in BBQ facilities

### OUTDOOR LIVING:

- Resort-style swimming pool with dedicated 70m<sup>2</sup> poolside kiosk
- Covered verandas (13m<sup>2</sup>) and spacious uncovered terraces (44m<sup>2</sup>)
- Double covered carport (60m<sup>2</sup>)
- Private water drilling system

### PREMIUM FEATURES:

- Full designer furniture package included
- Complete climate control with air conditioning throughout
- Modern heating system
- All electrical appliances included
- Abundant storage space

This masterpiece showcases exceptional attention to detail with handcrafted stonework throughout the exterior spaces, creating an atmosphere of timeless elegance. The property's natural stone construction ensures excellent energy efficiency while maintaining authentic Cypriot architectural character.

Perfect for those seeking a luxurious mountain sanctuary or an impressive holiday retreat, this villa represents the pinnacle of Cyprus mountain living.



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## Facilities

Aircondition, Split system

Parking, Uncovered

Storage

Heating, Central

Pool, Private

Landscaped garden

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## Features

Water well

Thermal insulation

Own water supply

Balcony

Utility room

Courtyard

Garden

Bright

Alarm system

Guest WC

Veranda, front

Quiet Area

En suite Bathroom

Luxury specifications

Barbeque

Sound insulation

Spacious rooms

Connected to electric mains

Fitted wardrobes

Entrance gate, automated

Shutters

Internal stairs

Mountain view

Double glazing

Veranda, back

Veranda

CCTV

En suite Shower

Internet

Kitchen appliances