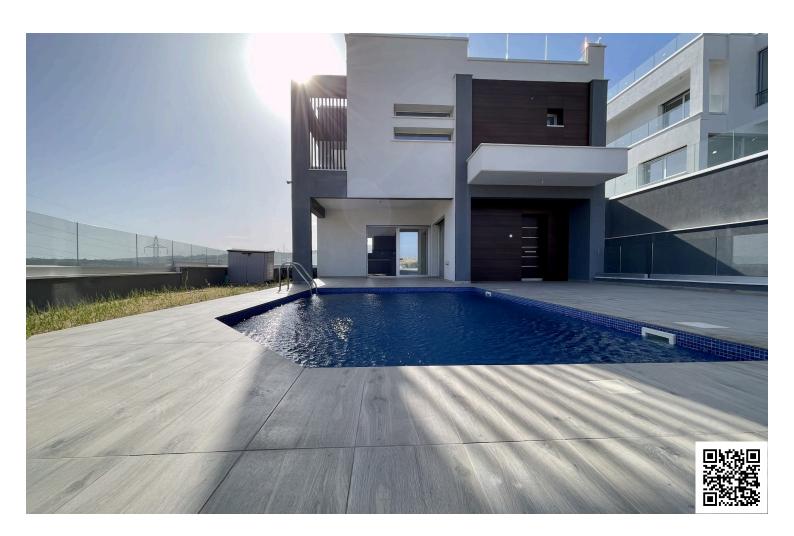


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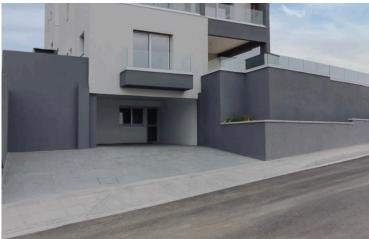
# PREMIUM HILLTOP 3 BEDROOM VILLA WITH POOL, BASEMENT AND ROOF GARDEN IN PAREKLISIA

Pareklisia, Limassol

€750,000 +VAT























# **Overview**

# **Specifications**

<b>3</b>	<b>™</b> 1	[] 286 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Detached Villa	Туре
2	Showers
4	Toilets
406.5 m <sup>2</sup>	Plot
<b>70</b> m <sup>2</sup>	Basement
86 m <sup>2</sup>	Roof garden

Key ready	Status
2025	Year of construction
Unfurnished	Furnished
Concrete	Structure
<b>⊘</b> A+	Energy efficiency rating

# **Description**

Nestled on one of the highest points in Parekklisia, this exclusive 17-villa complex offers the perfect balance of natural seclusion and urban convenience. Limassol is just minutes away, while shops, cafes, sports facilities, and medical services are within walking distance. Blue Flag certified beaches—Parekklisia and St. Raphael—are nearby for pristine coastal living.

### \*\*Elevated Views & Natural Privacy\*\*

Every villa commands panoramic views of the Mediterranean Sea and mountains, with refreshing sea breezes flowing naturally through the hillside location. The complex's elevated position ensures complete privacy from surrounding areas, while unified architectural design gives each villa its own distinctive character and thoughtfully planned plot.

### \*\*Secure, Family-Friendly Infrastructure\*\*

Fully equipped with underground utilities, paved roads, sidewalks, storm water drainage, street lighting, and fire hydrants. Private cul-de-sac streets are exclusively for residents, creating a safe, peaceful environment ideal for children and pets.





<sup>\*\*</sup>The Villa – Positioned at the Complex's Highest Point\*\*

<sup>\*\*</sup>Basement:\*\* Expansive multi-purpose space with separate entrance, private room, and bathroom—perfect for a home office, gym, or guest suite

# **Additional information**

## **Facilities**

Aircondition, Provision Gated complex Heating, Provision

Parking, Covered Pool, Private Solar water heater

**Features** 

Bright Central TV system Central sound system

Ceramic tiles Combined kitchen and dining Connected to electric mains

area

Country view Door screen Double glazing

Easy access to highway Easy access to main roads En suite bathroom

Energy efficient doors/windows Entrance gate Entrance hall

Fitted wardrobes Garbage disposal Garden

Guest WC Internet Investment opportunity

Kitchenette Luxury specifications Modern design

Mountain view Open plan Panoramic view

Pipe-in-pipe plumbing system Pressurized water system Quiet area

Rental potential Roof garden Sea view

Shower Sound insulation Thermal insulation

**Distances** 

Tile flooring

Amenities Airport

1 km ≥ 65 km ≈ 3 km

Sea

Public transport Schools

# **Contact us**



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