



SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianos, Limassol

Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4794



5 BDR villa for sale in Panthea

EUR 0

City: Limassol

Area: Panthea

Type: Villa

Bedrooms: 5

Bathrooms: 6

Pool: Private

Covered: 695m2

Title deeds: Yes

Sale type: Resale

Kitchen: Fully equipped

Parking: Private Covered

Views: Sea views

* Exclusive Panthea area * Luxury villa * Built using the finest materials * Great attention to details * Constructed in concrete reinforced foundations with steel beams * Flooring: Solid Wooden Parquet * Roof: Pitched roof with red clay roof tiles set on board and wooden joists * Swimming Pool: Overflow 6mx12m * Windows: Double Glazed Solid Wood with mosquito nets * Air Conditioning: Split Units in all rooms * Lift: Provision for a lift connecting the lower ground to the 1st floor * Heating: Central Heating and Radiators in all rooms with Central Thermostat controls for multi-zones * Solar Water Heating: Panels mounted on the roof and connected to the water tank * Borehole: For garden Irrigation * Outside Bar and Barbeque: Designed and Constructed with the same materials as the house * The Area Includes a small kitchenette, electricity points, plant room (for the swimming pool equipment), changing room and WC with shower * Boiler Room: Central Heating and Pumps, main water storage and constant pressure on demand pump * Garage: Can accommodate 4 cars, plus, 3 uncovered parking spaces * Fencing: Concrete Wall and Steel Frames * Alarm System: Video and Camera Alarm System Internally and Externally * Insulation: Thermally insulated with the external shell of 25cm wall * Ground Floor: 221.67 m2 * First Floor: 185.42 m2 * Attic: 90.00 m2 * Parking Area and Ancillary Service Room: 97.45 m2 * Covered Parking Area: 25.34 m2 * Storage and Cellar: 17.59 m2 * Barbeque Area: 18.23 m2 * Covered Veranda (Entrance): 37.65 m2 *

A Luxurious villa set in a peaceful area of prestigious Panthea area within a close proximity to the highway, the city centre and a 10 minute drive from the sea.

Call +357 2531 2728 or email limassol@cyprus-realestate.net for more information

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It is a stunning villa that reflects the top end of a modern lifestyle. Architecturally the property is designed to achieve harmony, character and most practical use along with absolute privacy. The multiple windows throughout the villa allow the natural light to brighten all rooms. The stepped arrangement of the development follows the sloping contours of the site ensuring that the structures blend with the natural landscape.

The villa is approximately 695 m² and internally consists of a two-stories with a total of 5 bedrooms (where 2 are en-suite), covered parking area, ancillary service room with a full bathroom and a storage room.

Externally the spacious Barbeque Area includes a kitchenette, a changing room/ WC, a swimming pool and an extensive mature garden (with trees, shrubs, citrus fruit trees) with an installed automatic irrigation system (stretching at the front of the building along the retaining walls).

Comprising:

Entry to a bright spacious foyer through the big covered veranda and the main huge solid wood entrance door.

To your left, you will find a well appointed living room with a French Doors leading to the large veranda and a folding door leading to the open plan family room.

Walking up the solid wood staircase with a stainless steel rail you find a spacious corridor leading to the bedrooms.

The Grand Master Bedroom has his & hers built-in wardrobes and a bathroom with a soaking tub and a lovely vanity with rich marble counter-top and sink.

The Three Bedrooms share a full bathroom with large built in wardrobes.

The Fifth Bedroom has a large built-in wardrobe area with a spacious full bathroom area.

The bathroom of the Grand Master Bedroom and the bathroom of the Three Bedrooms have a chute which leads to the laundry room on the ground floor.

A Large and spacious attic that can become a gym/ playroom/storage/ etc.

Spectacular Views of the whole of Limassol.

To your right you can see the guest wc with a solid wooden parquet.

There is a provision for a bar which connects to the kitchen area via corridor.

With a level difference of three steps from the foyer, there is a large open-space dining area that offers comfort to the guests, connecting them to the rest of the house; there is also an easy access to the kitchen area through a corridor.

The spacious laundry room includes plenty of cupboards and a chute for the laundries which is connected with the upper floor.

A Luxurious Kitchen with an Island Bar as a worktop and an 8 seat table for casual dining that offers an easy access to the back area of the house.

The Family Room is located in an open space area featuring high ceilings, a fireplace and beautiful folding doors leading to a large veranda.

The Big Bay Windows covering all levels of the house enhance the brightness of the house with a view of the stunning garden area.

The back of the villa has a large parking area for 4 cars, a boiler room, an ancillary service room with a full bathroom and storage room.

Ground Floor: 221.67 m²

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First Floor: 185.42 m2

Attic: 90.00 m2

Parking Area and Ancillary Service Room: 97.45 m2

Covered Parking Area: 25.34 m2

Storage and Cellar: 17.59 m2

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