



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-5003



5 BDR villa for sale in Agia Fyla

EUR 0

City: Limassol
Area: Agia Fyla
Type: Villa
Bedrooms: 5
Bathrooms: 4
Pool: Private
Plot: 1075m²

Covered: 783m²
Title deeds: Yes
Sale type: Resale
Kitchen: Fully equipped
Furnished: Yes
Parking: Private Covered
Views: Sea views

Built year: 2014

* Contemporary design villa * Residential area of Agia Fyla * Built in 2014 * 3 levels * 783m² total covered area * 1075m² plot * 5 bedrooms * 4 bathrooms * Large swimming pool * Jacuzzi * High quality materials used * Italian kitchen * Sensitive light system * Bar and barbeque area * Parquet in the bedrooms * Built-in wardrobes * Central under-floor heating * Smart home system * Satellite antenna * Provision for internal elevator * Garage * Garden with computerized water system * Roof terrace * Panoramic city and sea views *

This superb contemporary-design villa is set in one of Limassol's most prestigious residential locations, Agia Fyla, next to Mediterranean Hospital, perfectly positioned to take in the best of everything Limassol has to offer, yet within easy reach of the city center.

This luxury property is designed with high standards, reflecting modern lifestyle and technological innovation. The utmost consideration has been invested in the configuration of the living spaces, offering residents the opportunity to create a home tailored to their personal needs and tastes. Materials and finishes have been carefully selected to create a warm contemporary home that provides a balance between cutting edge design and functional living.

Modern bedroom suites, contemporary Italian kitchen and sensitive lighting comprise the general interior aesthetic. Set within modern architectural detailing, covered bar and barbeque area for the entertaining.

The deck and overflow swimming pool with a separate Jacuzzi sits within unique landscaping,

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created to complement its distinctive surroundings.

The villa is characterized by high quality internal and external finish, including expensive varieties of wood, natural stone and marbles. Parquet is used in bedrooms, with built-in wardrobes in the bedrooms and ample cupboards in the kitchen ensure adequate storage space. The kitchen is equipped with Italian granite-tops. Full installation of central heating system, floor heating, ready smart house system, installation of central satellite, provision for internal elevator, fully air-conditioned are included in the design. Automatic garage gates are remotely controlled, and the garden has a computerized water system. Last but not least the roof terrace is offering an outdoor bar with dining and chill-out area, having the splendid views of the City and the distance sea views!

Characteristics:

- Contemporary Designed New House, only 5 years old!
- 3 levels with a total covered area of 783m²!
- Ground Floor: Internal area: 194m²/ Covered veranda: 79m²/ Covered parking: 22m²/ Covered BBQ area: 22m²; TOTAL: 317m²
- 1st Floor: Internal area: 200m²
- Lower Floor: Internal area: 234m²/Covered Veranda:32m²; TOTAL: 266m²
- Uncovered verandas: 69m²
- Plot area: 1075m².
- 5 bedrooms, 4 bathrooms
- 1 large swimming pool
- Many Extras, must be seen!

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