

## LUXURY VILLA FOR SALE WITH PANORAMIC & UNOPSTRCTED SEA VIEW

- This super luxurious property is privately situated in the Mouttagiaka area.
- Panoramic and Unobstructed Sea View
- Immediate access to the bustling city of Limassol, its sandy beaches, luxury hotels, gourmet restaurants, shops, convenience stores and the private Marina.
- Plot Area: 1820 sqm
- Building Area: 825 sqm
- Indoor Net Covered Area: 700 sqm (without covered verandas, kiosks and covered garage)
- Number of Bedrooms: 6 to 7 as below:
  - Master Bedroom (en-suite) with:
    - Vileroy & bosh bath tap
    - Shower
    - His /Hers double sink
    - Walk in Closet
  - Four (4) bedrooms with en-suite bathrooms
  - Maids Room (en suite)
  - Office in ground floor which can be converted to additional 7th en-suite bedroom
- Number of bathrooms: 9
- Double Height Ceiling on main formal living room
- Spa & Gym Area including:
  - Jacuzzi
  - Sauna
  - Steam Room
  - Gym
  - Outdoor sunbed Area
  - Shower & bathroom
- Elevator connecting covering all the floors (KONE)
- Wood parquet on Bedrooms
- Energy Efficiency: Class A
- Floor Heating on Ground floor and First floor
- VRV aircon system
- Smart House System
- Security System (Cameras and Alarm)
- Outdoor Poll with Jacuzzi jets
- Barbeque Area
- Outdoor garden fireplace sitting area
- Storage and Plant room
- Laundry room
- Server room
- Covered parking area
- Drive in entrance
- Irrigation System
- Photovoltaics
- 2 x Indoor fireplaces (1 with natural wood and one linear with bioethanol)