



**EXCLUSIVE
PROPERTIES**

Exclusive Properties

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Luxury Villa in Mouttagiaka LIM07219

Mouttagiaka, Limassol, Cyprus

Super luxurious property is privately situated on the hill of Mouttagiaka area, with Panoramic and Unobstructed Sea View.

It has immediate access to the bustling city of Limassol, its sandy beaches, luxury hotels, gourmet restaurants, shops, convenience stores and the private Marina.

One of the unique features of this villa is Double Height Ceiling on main formal living room.

Number of Bedrooms: 6 to 7 as below:

- Master Bedroom (en-suite) with Jacuzzi bath tap, Shower, His /Hers double sink, Walk in Closet
- Four (4) over-sized bedrooms with en-suite bathrooms
- Maids Room (en-suite)
- Office on ground floor which can be converted to additional 7th en-suite bedroom
- Spa & Gym Area in the basement including:
 - Jacuzzi
 - Sauna
 - Steam Room
 - Gym
 - Outdoor sunbed Area
 - Shower & bathroom

Features and Specifications:

- Elevator connecting covering all the floors
- Solid wood parquet in Bedrooms
- Energy Efficiency: Class A

- Underfloor Heating on Ground floor and First floor
- VRV aircon system
- Smart Home System
- Security System (Cameras and Alarm)
- Outdoor Pool 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)
- Outdoor fire place sitting area

Delivery December 2023

House-Villa Details

Bedrooms: 7 | Bathrooms: 10 | Distance to Sea: < 2km | Covered Area (sq.m): 750 sq.m |

Covered Veranda (sq.m): 150 sq.m | Total area (sq.m): 900 sq.m | V.A.T: Not Included | Plot Area (sq.m): 1820

Covered Parking | Fountain | Gated Entrance | Private Swimming Pool | Air Condition | Balcony |

Built in Cabinets | Central Air-conditioning | Fully Fitted Kitchen | Server Room | Mountain View | Sea View

Price

Sale price:

7900000€

Attributes

General

V.A.T: Not Included | Condition: New |

Delivery Status: Under Construction | Bedrooms: 7 |

Bathrooms: 10 | En-Suite Bathrooms: 5 |

Plot Area (sq.m): 1820 | Total area (sq.m): 900 sq.m |

Covered Area (sq.m): 750 sq.m |

Covered Veranda (sq.m): 150 sq.m | Distance to Sea: < 2km

| Year Build: 2023

Features

Exterior

Barbeque | Detached | Covered Parking | Fountain | Garage | Gated Entrance | Irrigation System |

Private Swimming Pool

Interior

Alarm System | Air Condition | Balcony | Basement | Built in Cabinets | Central Air-conditioning |

Double Glazed Windows | Entrance Hall | Electric Gates | Elevator | Fireplace | Fully Fitted Kitchen | Guest Room |

Guest Wc | Guest Wc with Shower | Gym | Internal Lift | Jacuzzi | Laundry Room | Maids Room |

Open Plan Kitchen | Parquet Floor | Relaxation Area | Sauna | Security System | Server Room | Study / Office |

Storage Room | Spa Room | Under Floor Heating (water) | Water Pressure System

Views

City View | Garden View | Mountain View | Sea View | Valley View | Village View | Pool View | Panoramic view

Construction

Insulated Panel Walls | Insulation Walls

Images













