

## UNDER CONSTRUCTION A UNIQUE MODERN VILLAS AT PANTHEA HIGH HILLS

750 000 €

<b>Property Code:</b>	878	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - PANTHEA	<b>Internal Area:</b>	187 m <sup>2</sup>
<b>Plot Area:</b>	390 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Number of floors:</b>	4
<b>Heating:</b>	Central heating	<b>Year of construction:</b>	2018
<b>Distance to the sea:</b>	3 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	43	<b>Covered verandas, m<sup>2</sup>:</b>	38

### Property features:

Unfurnished	Heating	Air Condition	Parking - Covered
Telephone Line	Alarm	VRV central ceiling system	Store Room
Fireplace	Laundry room	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	Balcony

### Description:

The villas, have been developed to define a unique architectural style for the new organized residential master plan located at Panthea in Limassol city. The development area is located on the north High Hills of the city with approximately 200m above sea level that allows magnificent views in all directions. Towards south the user will enjoy sea views and views of the cosmopolitan town of Limassol. In north direction can enjoy picturesque mountain and landscape views. The buildings are positioned and following the latitudinal axis of the plot at the very edge of the ground slope to take framed views to the landscape and bring the sunlight altogether. The geometry design of the specially progressed facade set the sights and creating spaces with visual continuity through elongated openings glazing walls.

The houses are divided in two sections: on one side, is the organized building volumes that manage the everyday internal functionality and social areas. On the other side, is the parking and storage that are hidden below the ground which gives an interesting approach and mystery with the front view gates.

HOUSE 1 - PLOT SIZE 390.7 m<sup>2</sup>, 3 bedrooms, 4 levels, car parking 30.2m<sup>2</sup>, covered area 187m<sup>2</sup>, covered veranda 37.7 m<sup>2</sup>, roof garden area 37m<sup>2</sup>, total covered area 290.6 m<sup>2</sup>.

HOUSE 2 - PLOT SIZE 387 m<sup>2</sup>, 3 bedrooms, 4 levels, car parking 33 m<sup>2</sup>, covered area 185m<sup>2</sup>, covered veranda 38.4 m<sup>2</sup>, roof garden area 43.2m<sup>2</sup>, total covered area 299.6 m<sup>2</sup>.

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**The estimated finishing time of the project is 10 months.**





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