

# COMPLETED 4 BEDROOM LUXURY VILLA WITH SEA VIEW IN MOUTTAYIAKA

€ 2 000 000

<b>Property Code:</b>	1491	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - MOUTAGIAKA	<b>Internal Area:</b>	388 m <sup>2</sup>
<b>Plot Area:</b>	825 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	2
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2018
<b>Distance to the sea:</b>	2 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	+VAT

## Property features:

Parking - Covered	Telephone Line	VRV central ceiling system	Private Pool
Store Room	Solar panels for hot water	Double Glazing	Garden
Balcony			

## Description:

This ultra-modern 4-bedroom villa is designed to provide residents with the complete Mediterranean luxury lifestyle, offering magnificently lush greenery, ample covered private parking and swimming pool. Located in the tranquil area of Mouttagiaka in Limassol, just 5 minutes from the beach and city, this impressive home uniquely combines practical proximity and indulgent comfort with contemporary smart design that harmoniously merges with the surrounding classically traditional area. The villa includes large verandas which look out to breath-taking sea views, expansive covered areas, secure privacy and intricately landscaped gardens for cool moments of absolute serenity.

Villas features:

4 bedroom (en-suite master room with walk-in wardrobe)  
Underfloor heating  
VRV aircondition  
Smart system  
Private swimming pool  
High ceiling with spot - lights  
Private covered parking

### 1ST FLOOR:

SEPARATE ITALIAN KITCHEN / DINNING AREA  
LIVING AREA WITH COVERED VERANDA  
GUEST WC

### 2ND FLOOR:

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MASTER BEDROOM WITH SHOWER AND WC  
SPACIOUS BATHROOM WITH WC  
4 BEDROOM

**ADVANTAGES:**

QUIET NEIGHBOURHOOD  
SEA VIEW  
Unique Design  
Upgraded Specifications  
Energy Saving Certificate A  
High Rental Potential up to 5%  
Secured Investments  
Safe/Easy Exit Strategy (buy back option)  
QUALITY - DESIGN - LIQUIDITY  
"ORGANICALLY" SELF-FINANCED PROJECTS  
TITLE DEEDS ARE GUARANTEED  
COMPLETED Q2 2018.

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