

# MODERN EXCLUSIVE VILLA WITH PANORAMIC VIEWS OF AMATHOUNTA SEAFRONT

€ 2 071 000

<b>Property Code:</b>	1611	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - PAREKKLISIA	<b>Internal Area:</b>	370 m <sup>2</sup>
<b>Plot Area:</b>	799 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Design
<b>Number of floors:</b>	3	<b>Heating:</b>	Central heating
<b>Distance to the sea:</b>	500 m	<b>Distance to airport:</b>	65 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	Plus VAT

## Property features:

Heating	Air Condition	Telephone Line	Alarm
VRV central ceiling system	Private Pool	Store Room	Fireplace
Laundry room	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

## Description:

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This complex of 15 exclusive villas is set 50m above sea level offering panoramic views of the cosmopolitan seafront of Amathunta, the picturesque marina of St. Raphael and the city of Limassol. The project falls under the administration of Pareklisia, part of the municipality of Limassol and it is located close to the highway linking the 4 towns of Nicosia, Limassol, Larnaca and Paphos. The antiquities of Ancient Amathunta are just a short distance away (1 km) and Limassol's sandy beaches are a mere 500m away.

This villa is characterised by a modern interior and consists of four bedrooms, a loft, a semi-basement with gym and sauna and private garden, swimming pool and parking space. It is equipped with innovative, intelligent systems and the latest environmentally friendly technology. Also there will be the Intelligent home systems:

Through your phone and ipad you can control and see through the security cameras, control lighting, climate control, heating, boiler and roller blinds.

With a unique character, privileged location, views of the vast blue sea, superior architectural design and innovative technology, this is the ideal investment for the discerning buyer who dreams of a better quality of life in paradise!

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