

**LUXURY PANORAMIC CLIFFS 5 BEDROOM  
VILLA LOCATED AT THE TOP OF  
SFALAGIOTISSA AGIOS...**

€ 2 250 000

<b>Property Code:</b>	2010	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	450 m <sup>2</sup>
<b>Plot Area:</b>	890 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	3
<b>Heating:</b>	Central heating	<b>Year of construction:</b>	2020
<b>Distance to the sea:</b>	5 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT

**Property features:**

Heating	Air Condition	Parking - Covered	Parking - Uncovered
Telephone Line	Alarm	Furnished	Private Pool
Store Room	Fireplace	Laundry room	Solar panels for hot water
Double Glazing	Garage	Garden	Maids Room
Oven	Washing machine	Dish washer	Cooker
Extractor Fan	Parking	Refrigerator	Balcony

**Description:**

**Floors 3 / Bedrooms 5/ Bathrooms 7**

**Covered Area 450m2 \* Plot 809 m2**

**Bedrooms 5 \* Living Rooms 2\* Private Elevator 1 \* Bathrooms 7 \* Swimming Pools 2 \* View Verandas**

**56m2 \* Covered Car Parking 40m2**

Luxury Panoramic cliffs villa, state of art architectural design will ensure grandeur and status, contemporary charm inspiring a feel of airiness and space, the kitchen and family rooms open directly out onto a landscaped garden and private swimming pool with breath-taking views of the Mediterranean sea.

Agios Athanasios is located over the highway road in a distance of 3 km from city center, in a higher altitude offering beautiful views of the city and the sea as one of the biggest municipalities of the town, its offering a big variety of facilities and services such as private and public schools, pharmacies, coffee shops, bakeries, supermarkets, sport academies, restaurants, fruit markets and many more.

**SPEACIAL FETURES**

Central heating | Fully equipped bathrooms | 2 Private swimming pool | Private elevator | Covered barbecue area | 2 Covered parking | Landscaping design | Roof Garden | Special voice recognition |

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Smart Kitchen | VRV air conditioning system | Fenced area | Concrete walls | Floors in living rooms - marble | granite | Floors in bedrooms - laminated parquet | Warm floors are installed in all areas | Solar water heater system.

Project Located at the top of Sfalagiotissa, Agios Athanasios neighbourhood, the most prestigious area, near Foley's school, 5 bedrooms, panoramic cliff award-winning modern smart house is a symphony of minimalist aesthetic and technological innovation with automated audio control, voice lighting control, climate control systems offer the ultimate in voice control and home security.

## LIVING ROOMS

Place for rest & chill

An ideal size for the formal living room is often dictated on how you want to plan the sitting locations. Typically, my clients will ask for three sofas in a 'courtyard' arrangement facing the fireplace. In addition to this, however, they like the furniture to be within the room and not up against the wall.

On this basis, a living room/space of around 7.6×6.1m (46.36m<sup>2</sup>) seems to work as an optimum when I am designing for clients. This is based on a 'master' sofa of a typical size of 2.4×0.9m and two secondary sofas measuring approximately 2×0.9m.

**Suggested size:** Up to 46.36m<sup>2</sup> (based on a courtyard arrangement of three sofas, including a 'master' sofa)

## SPACIOUS & COMFY

Rest, Kitchen, Terrace & Outdoor Pool

**Kitchen:** If you fancy a square kitchen with three sides of units/worktops and a central island, then I would suggest an ideal size of around 4.8×4.2m (20.16m<sup>2</sup>). This is calculated across the width as 60cm unit/1.2m passing space/1.2m central island/1.2m passing space/60cm unit, which in turn equates to 4.8m. **Suggested sizes:** Kitchen 20.16m<sup>2</sup>, Breakfast area 9m<sup>2</sup>, Breakfast area with seating 18-30m<sup>2</sup>

**Dining Room:** If you plan on a separate dining room, this is often dictated by an existing table you might have. In addition to the table dimensions, I would suggest a minimum of 1m of circulation space around the table but ideally more like 2m, certainly on at least two sides.

Pool size **16×32 feet**

Depth **3.5' - 5'**

Tiling **1st Class Italian tiling**

Jump platform **Yes**

Covering **Robelle cover**

Railing **Chrome**

## WATER PLAY

<> **Bedrooms:** are dictated by the size of the bed and also the functionality of the bedroom itself.

The master bedroom is likely to feature either a king size bed (1.5x2m) or a super king size bed (1.8x2m) plus any wardrobe space. Therefore, an optimum size for a master bedroom would be around 4x4m up to around 4.5×4.5m (20.25m<sup>2</sup>). This would allow enough space around the bed and also room for a sitting and/or dressing area. If you plan on having a dressing room separate from the bedroom then I would allow a space of around 1.8×1.8m as a minimum beyond the bedroom itself.

**Suggested sizes:**

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Master bedroom 20.25m<sup>2</sup>  
Second/guest bedrooms 10.2m<sup>2</sup>  
Children's bedrooms 6-12m<sup>2</sup>



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