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<b>Property Code:</b>	3093	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - MOUTAGIAKA	<b>Internal Area:</b>	181 m <sup>2</sup>
<b>Plot Area:</b>	350 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Renovation:</b>	Modern
<b>Heating:</b>	Central heating	<b>Distance to the sea:</b>	3 km
<b>Distance to airport:</b>	60 km	<b>VAT:</b>	PLUS VAT

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**Property features:**

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Unfurnished	Air Condition	Telephone Line	Alarm
Private Pool	Solar panels for hot water	Double Glazing	Garden
Parking	Balcony		

**Description:**

**VILLAS**

Villas are located in Moutagiaka Area a prime residential area of Limassol, this exclusive location offers lovely views of the sea and surrounding countryside and is close to the beach and all amenities. Supermarket and mini-markets, bakery, K-Cineplex cinema, bowling, beach cafes and restaurants are all within 5 minutes' drive. Limassol City Centre is only a short drive (5-10 minutes), private schools (Grammar School, Heritage & Foley's all within a radius of 10 - 15 minutes' drive.

Villa project is a private complex project consisting of 3 to 4 bedroom detached houses.

On an elevated position offering unobstructed sea views, designed on 2 levels, offering sumptuous features and finishes and internal design options to satisfy every taste.

Each house offers privacy and security. View orientated open floor plans and picture windows provide a luxurious sense of light and space. The living area opens up to a terrace area with option of private swimming pool and lounging & entertainment.

Owners have the option of choosing to have their own private swimming pool

**KEY FEATURES**

- Guest W/C
  - 3 double bedrooms (master bedroom with en-suited)
  - 4 double bedrooms (2 bedrooms with en-suited)
  - Gated Private Complex
  - Top Quality Designer Kitchens
  - Top Quality Designer Wardrobes
  - Granite Worktops
  - Marble Stairs
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Pressurized Water System  
Pipe in Pipe plumbing System  
Solar Water Heating  
Central heating Provision  
Air Conditioning Provision  
Landscaped Gardens with automatic irrigation system  
Double Glazed Windows & patio Doors  
Electric Shutters on windows & Patio Doors  
Fly Screens on windows & Patio Doors  
Security Door  
Audio Entry System  
Private Roof Terrace with water supply & electric points.  
Thermal insulation (Extruded Polystyrene)

**OFF PLAN 12 MONTHS DELIVERY**

<b>PHASE 3</b>							
HOUSE NO.	BEDROOMS	PLOT SIZE M <sup>2</sup>	TOTAL COVERED AREA M <sup>2</sup>	SW POOL	ROOF GARDEN M2	EURO PRICE € (BEFORE VAT )	COMPLETION DATE
31	3	350	181	7M X 3.5M	optional	<b>€595,000</b>	<b>12 MONTHS</b>
32	3	350	181	7M X 3.5M	optional	<b>€595,000</b>	<b>12 MONTHS</b>

**BRAND NEW MODERN VILLAS IN  
MOUTAGIAKA LIMASSOL**

**FROM 595.000 EURO PLUS  
VAT**

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