

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

Property features:

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

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

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

**BRAND NEW MODERN VILLAS IN
MOUTAGIAKA LIMASSOL**

**FROM 595.000 EURO PLUS
VAT**



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