

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 M²	TOTAL COVERED AREA M²	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**



