

**BRAND NEW MODERN VILLA IF AGIA FYLA  
LIMASSOL**

€ 680 000

<b>Property Code:</b>	3237	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIA FYLA	<b>Internal Area:</b>	260 m <sup>2</sup>
<b>Plot Area:</b>	280 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3	<b>Year of construction:</b>	2022
<b>Distance to the sea:</b>	7 km	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>VAT:</b>	PLUS VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	40	<b>Covered verandas, m<sup>2</sup>:</b>	28

**Property features:**

Unfurnished	Air Condition	Telephone Line	VRV central ceiling system
Private Pool	Laundry room	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	

**Description:**

Price €680,000 + VAT

Completion Date: SEP 2022

Status: OFF PLAN

**OVERVIEW**

Bedrooms: 3 Plus 2 bedrooms on the basement

Bathrooms: 5

Floors: 3

Parking Spaces: 2

Basement: Yes

Internal Covered: 260.4 m<sup>2</sup>

Covered Veranda: 28.75 m<sup>2</sup>

Roof Garden: 40.2 m<sup>2</sup>

Plot: 281 m<sup>2</sup>

Status: Off plan

Energy Efficiency Rating: A

Delivery Date: September 2022

#### THE PROJECT

Residences is a modern development of two detached housing units in one of the most demanding locations of Limassol. Nicely designed, the houses offer comfort for families who appreciate practicality and clean layouts. All required amenities can be found within a short-distance drive.

All houses are built following all health and safety and structural standards. The design of each house has been carefully thought through, each has at least three bedrooms and bathrooms, a spacious terrace and space for a swimming pool if you so desire. All open-plan kitchen/dining rooms are connected to the veranda.

#### THE DETAILS

Private and chic

Sophisticated design

Roof gardens

#### TURNKEY FINISHES

| High-quality ceramic tiles in living room | Laminate flooring in bedrooms | Quality ceramic tiles in bathrooms & toilets | Double glazing aluminium window frames | High quality entrance doors | Provision for A/C split units in all rooms | Sanitary wear from European brands | High-quality kitchen and wardrobes from European brands | Countertops made of artificial granite | High ceilings (2.90 - 3.20m)

#### THE LOCATION

Agia Fyla has been one of the most sought-after locations in Limassol and has experienced a big growth the last years especially by families that were searching for a quiet living without having to sacrifice convenience, good access to the city's amenities but also to their jobs. An area with a good investment potential, home to both locals and foreigners that help transformed the area into a suburban center.

**A PERFECT LOCATION FOR THOSE WHO CHOOSE TO ENJOY SUBURBAN TRANQUILITY WITHOUT COMPROMISING ON THE GOODNESS THE CITY OFFERS.**

#### LOCATION BENEFITS

Peaceful residential location

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Developed infrastructure

Modern and comfortable accommodation

Proximity to the city centre and the sea

A GREAT PLACE FOR PERMANENT RESIDENCE, RECREATION AND REAL ESTATE INVESTMENT FACILITIES

Aircondition, Split system



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