



#12055

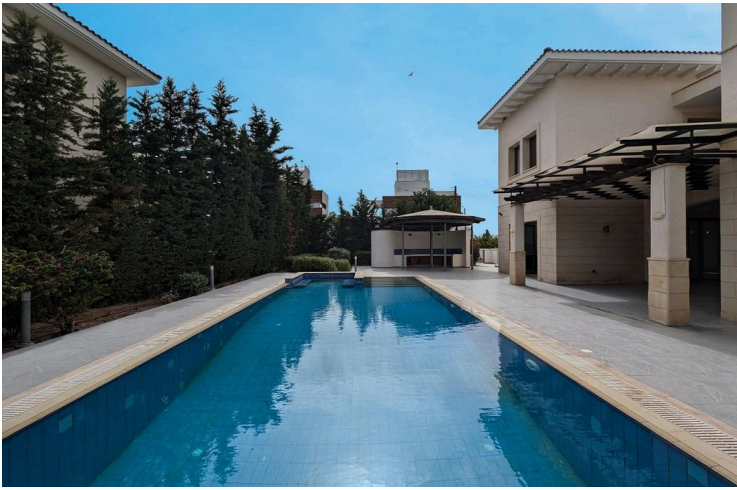
# Elegant Residence, Kalogiroi Area, Moutayiaka, Limassol (12055)

📍 Mouttagiaka, Limassol

€2,400,000










# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 5		 4		 445 m <sup>2</sup>	
Type		Detached Villa			
Toilets		6			
Plot		988 m <sup>2</sup>			
Status		Resale			
Year of construction		2010			
Title deed		Yes			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			

## Description

This impressive three-level villa is located within the exclusive and well-established Kalogiroi area of Limassol. It combines timeless elegance with modern comforts in one of Limassol’s most desirable residential enclaves.

The lower level includes a spacious playroom, private office, en-suite bedroom, laundry room, sauna, wine cellar and bathroom – ideal for relaxation and multifunctional use.

The ground floor level welcomes you with an elegant entrance hall leading into an expansive open-plan sitting and dining area. A contemporary kitchen with an informal dining space, an en-suite bedroom, and a guest toilet complete the main living level – perfect for entertaining or hosting guests in style.

On the upper floor level, three generously sized en-suite bedrooms offer privacy and comfort. The master suite boasts a walk-in wardrobe, providing a touch of indulgence for everyday living.

Externally, the property features beautifully designed outdoor spaces, including both covered and uncovered verandas, ample parking and a private swimming pool – making it an ideal retreat for families or discerning buyers seeking a quality residence in a prime location.

This luxury villa constitutes a rare opportunity to enjoy upscale living just minutes from the vibrant heart of Limassol.

The property falls within Zone H5, with a building coefficient of 30%, coverage of 20%, and permission for 2 floors (8.3m) of construction.

There is a separate title deed for this property.





# Additional information

## Facilities

Aircondition, Split system

Pool, Private

Parking, Covered

Solar water heater

Pergola

Storage

## Features

Bath

Connected to electric mains

En suite bathroom

Luxury specifications

Shower

Veranda, large

Bright

Double glazing

En suite shower

Marble flooring

Thermal insulation

Walk-in closet

Combined kitchen and dining area

Easy access to main roads

Laundry room

Modern design

Veranda

## Distances

Amenities



400 m

Airport



50 km

Sea



2 km

Public transport



700 m

Schools



800 m

## Contact us



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