



#12153

Unique Modern Villa with Sea Views in Ayia Fyla Limassol (12153)

📍 Ayia Fyla, Limassol

€2,800,000





Overview

Specifications

Bedrooms

 **6**

Bathrooms

 **4**

Covered

 **559 m²**

Type	Detached Villa
Toilets	5
Plot	646 m²
Covered veranda	76 m²
Uncovered veranda	263 m²
Garden	136 m²
Status	Resale

Year of construction	2005
Title deed	Yes
Furnished	Optional furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

Resale Property | NO VAT | Sea View | Prime Location | High Quality Materials | Quiet Neighborhood

Situated in the prestigious area of Ayia Fyla, and standing on a generous 646m² elevated Corner Plot, this modern villa offers breathtaking City & Sea views and a comfortable living experience. The property spans 559 m² of unique internal areas, 76m² of covered verandas, 263m² of uncovered verandas, surrounded by 136m² of beautifully landscaped green areas. The property spans on 3 levels including 6 bedrooms, 4 bathrooms, an aquarium, a glass tunnel elevator and a large swimming pool.

Ground Floor:

The ground floor houses a double open-plan solid-wood parquet living room furnished with Italian furniture, a modern fireplace, a guests' toilet (designed by Antonio Citterio) alongside a guests' wardrobe and a 10-person dining area facing the eye-catching aquarium. On the same floor, you can find a fully-fitted Italian kitchen with Corian worktops, a kitchen island alongside a seating area, and a supporting kitchenette.

Second Floor:

The 2nd floor accommodates 3 spacious bedrooms with City & Sea views, 1 en-suite maid's bedroom, and a cinema room (which can also be used as a bedroom). On the same floor, you can find a kitchen and laundry room as well as a distinctive bathroom (designed by Antonio Citterio) with double vanities, a shower and a bathtub.

Third Floor:

Additional information

Facilities

Aircondition, Split system

Landscaped garden

Pool, Private

Elevator

Outdoor shower

Solar water heater

Heating, Underfloor

Parking, Garage, double

Storage

Features

Balcony

Bathroom underfloor heating

Connected to electric mains

Double glazing

Energy efficient doors/windows

Fitted wardrobes

Granite countertops

Indoor fireplace

Jacuzzi

Laundry room

Near amenities

Painted

Pipe-in-pipe plumbing system

Pressurized water system

Semi-solid parquet flooring

Thermal insulation

Walk-in closet

Barbeque

Bright

Corner

Easy access to main roads

Entrance gate

Garden

Guest WC

Internal stairs

Kitchen appliances

Luxury specifications

Openings in opposite sides

Panoramic view

Play room

Quiet area

Shower

Veranda

Bath

City view

Courtyard

En suite bathroom

Entrance gate, automated

Garden, large

Home cinema

Irrigation system

Kitchen island

Modern design

Own water supply

Parquet flooring

Pool view

Sea view

Spacious rooms

Veranda, large

Distances

Amenities



250 m

Airport



50 km

Contact us



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