

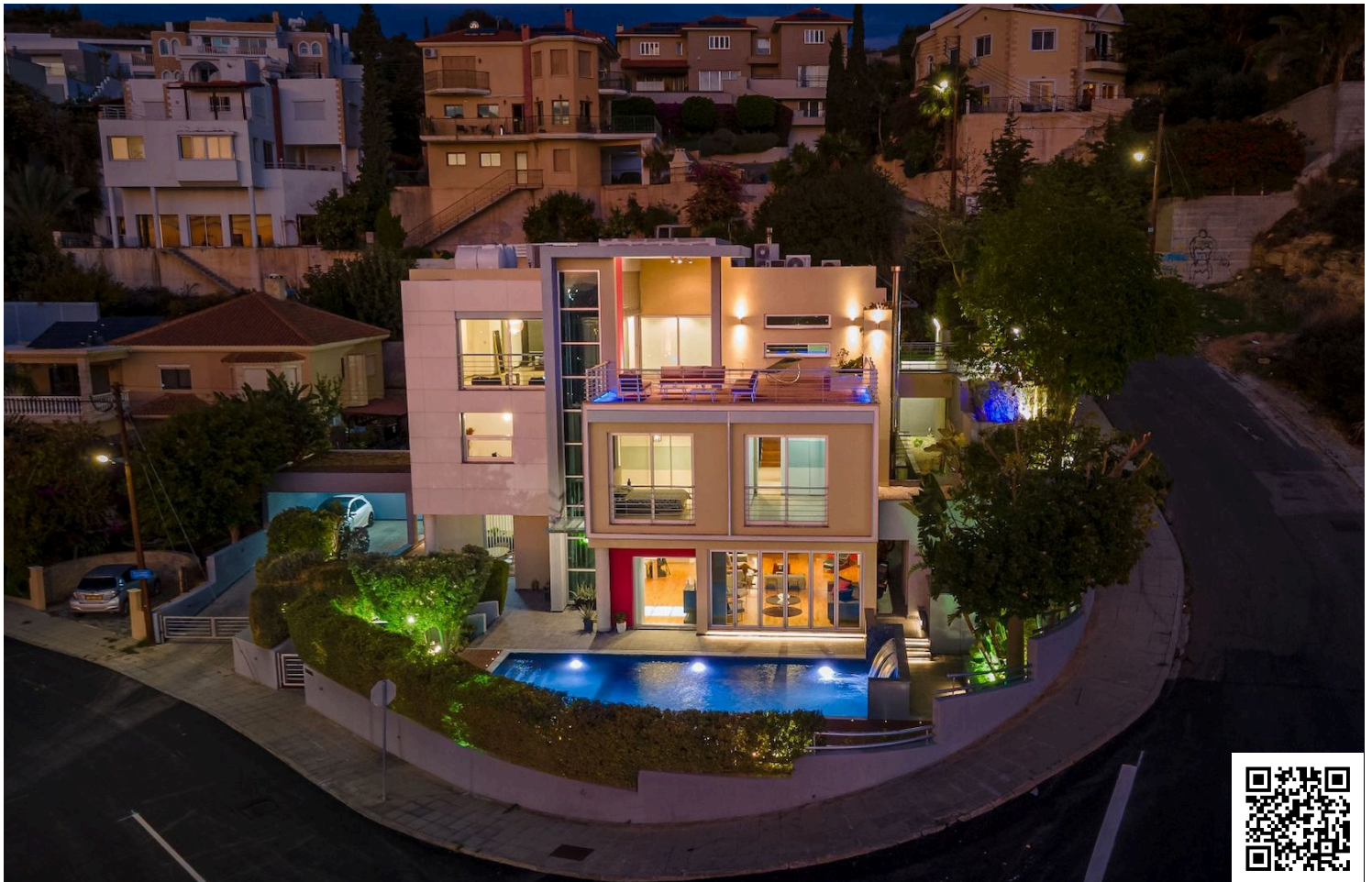


#12153

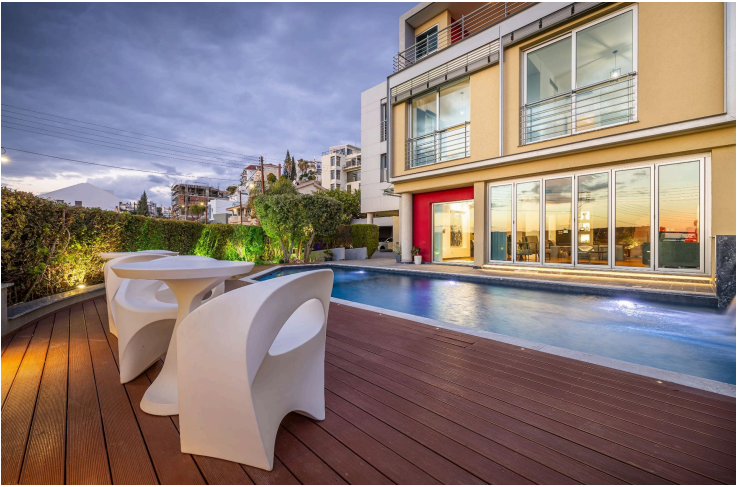
# Unique Modern Villa with Sea Views in Ayia Fyla Limassol (12153)

📍 Ayia Fyla, Limassol

€2,800,000













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 6		 4		 559 m <sup>2</sup>	
Type	Detached Villa				
Toilets	5				
Plot	646 m <sup>2</sup>				
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 m<sup>2</sup> 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:

On the 3rd floor you can find the floor-wide master bedroom with a walk-in wardrobe, a full bathroom including a jacuzzi-bathtub and a shower. The floor is complemented by a massive veranda with unobstructed City & Sea views,



# Additional information

## Facilities

Aircondition, Split system	Elevator	Heating, Underfloor
Landscaped garden	Outdoor shower	Parking, Garage, double
Pool, Private	Solar water heater	Storage

## Features

Balcony	Barbeque	Bath
Bathroom underfloor heating	Bright	City view
Connected to electric mains	Corner	Courtyard
Double glazing	Easy access to main roads	En suite bathroom
Energy efficient doors/windows	Entrance gate	Entrance gate, automated
Fitted wardrobes	Garden	Garden, large
Granite countertops	Guest WC	Home cinema
Indoor fireplace	Internal stairs	Irrigation system
Jacuzzi	Kitchen appliances	Kitchen island
Laundry room	Luxury specifications	Modern design
Near amenities	Openings in opposite sides	Own water supply
Painted	Panoramic view	Parquet flooring
Pipe-in-pipe plumbing system	Play room	Pool view
Pressurized water system	Quiet area	Sea view
Semi-solid parquet flooring	Shower	Spacious rooms
Thermal insulation	Veranda	Veranda, large
Walk-in closet		

## Distances

Amenities	Airport
 250 m	 50 km



# Contact us



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