



#9573

# Modern 3 Bedroom Detached Villa with Private Pool in Fasouri Limassol (9573)

📍 Fasouri, Limassol

€1,520,000 +VAT













# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 3		 200 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		695 m <sup>2</sup>			
Status		Off plan			
Year of construction		2025			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Communal charge frequency		Monthly			
Energy efficiency rating		 A			

## Description

Discover your dream home with this stunning off-plan detached villa, set to be completed in 2025. With a generous internal space of 200 m2, this modern design boasts three spacious bedrooms and three well-appointed bathrooms, ideal for both family living and entertaining.

Located in the beautiful area of Fasouri, this property offers the perfect blend of tranquility and accessibility. You will enjoy easy access to major highways while being surrounded by breathtaking country and lake views. The vibrant local community is just a short drive away, providing a wide range of amenities including shops, restaurants, and recreational facilities.

This villa sits on a large plot within a secure gated complex, which enhances your privacy and peace of mind. Energy efficiency is a key feature, as the property is rated A, ensuring lower utility costs and environmental impact. Additional highlights include a central AC system, underfloor heating, a private swimming pool, and a gym for your convenience.

Unfurnished, this villa presents a blank canvas for you to personalize. Experience the beauty of Fasouri and make this exceptional property your home. For more information, please contact Lextrus Real Estate.



# Floor plans

## GROUND FLOOR



## FIRST FLOOR



# Additional information

## Facilities

Aircondition, Central system	Gated complex	Gym
Heating, Underfloor	Landscaped garden	Maid's room
Outdoor shower	Parking, Covered	Pergola
Pool, Private	Solar photovoltaic panels	Solar photovoltaic panels (provision)
Solar water heater	Spa	Storage
Tennis court		

## Features

Attic	Balcony	Barbeque
Bath	Bathroom underfloor heating	Bright
Country view	Double glazing	Easy access to highway
Easy access to main roads	En suite bathroom	En suite shower
Garden	Garden, large	Granite countertops
Ground floor bedroom	Guest WC	High ceilings
Internal stairs	Investment opportunity	Lake view
Laundry room	Luxury specifications	Modern design
Near amenities	Open plan	Openings in opposite sides
Panoramic view	Parquet flooring	Pressurized water system
Quiet area	Roof garden	Semi-solid parquet flooring
Shower	Spacious rooms	Thermal insulation
Utility room	Veranda	Veranda, back
Veranda, front	Veranda, large	Walk-in closet

## Distances

Amenities


 400 m



# Contact us



**Stefania Spyridou**

 (+357) 99810880

 [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

