

## LUXURY 5 STOREY VILLAS WITH SEA VIEW AND MOUNTAINS VIEW

2 000 000 €

<b>Property Code:</b>	1436	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS TYCHONAS	<b>Internal Area:</b>	366 m <sup>2</sup>
<b>Plot Area:</b>	570 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Number of floors:</b>	5	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	+VAT

### Property features:

Telephone Line	Private Pool	Store Room	Solar panels for hot water
Double Glazing	Garden	Parking	Balcony

### Description:

LUXURY 5 STOREY VILLAS WITH SEA VIEW AND MOUNTAINS VIEW.

The three modern residences achieve in the best possible way the panoramic view towards the sea and the scenic landscape with the significant height variations of Ag. Tychonas. The villas are situated in a slight slope facing southwest, to achieve unobstructed view to the Limassol Bay. They are developed into four levels covered by a glass façade, blurring the limits between the interior and the exterior, allowing panoramic views to both landscape and seascape. In this way, the buildings are integrated as part of environment, almost like invisible oases, acting as observation areas that cling to the rocks and overseeing the cascading landscape. The residences are placed to the allowed limits towards the side of the road, thus enabling the generation of a large open space as an outdoor courtyard with the pool towards the side that maximizes the effective use of the views. The residences are situated in the most prestigious and sought-after residential area of Limassol. This unique development consists of 3 exclusive perfectly design villas built on an elevated site and offering both breathtaking sea views as well as panoramic mountain views. Each villa consist of 4/5 spacious bedrooms (2/3 en-suitet bathrooms), jacuzzi jet spa bath, a gym, and boast a large freeform swimming pool. Residences' design is based on bioclimatic architecture principles and viable development achieving a contemporary, smart and integrated design. Through the horizontal extensions and the hanging horizontal patios, we achieve sun filtration to the interior of the space. The double-height space and the voids, allow movement of the hot air through the building leading to a viable air filtrated space. Simultaneously, the strategic thermal insulation and the precise selection of materials, ensure the design quality and aesthetic of the buildings. The entrance for each of the residences is located at the level of the road together with two parking spaces. As someone enters the space, he is impressed by the double-height space and the viewing angles to the exterior. The bedrooms are situated at the higher level of the property, while the sitting area, the kitchen and the support rooms are at the level below. The fitness area, changing rooms, sauna and maid's room are located at the lower level, which is the level of the courtyard. The swimming pool has an infinity edge detail, while the roof of the residences has a roof garden functioning as an observation deck maximizing the viewing potential, while simultaneously being fully unified with the environment.

Each Villa has 5 floors and consist of:

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Plot area: 566 m<sup>2</sup> - 570 m<sup>2</sup>

BASEMENT Mechanical Room For Pool: 7 m<sup>2</sup> - 8 m<sup>2</sup>

1st LEVEL (Internal Area): 92 m<sup>2</sup> - 105 m<sup>2</sup>

POOL LEVEL Covered Area: 66 m<sup>2</sup> - 85 m<sup>2</sup>

2nd LEVEL ( Internal Area): 117 m<sup>2</sup> - 122 m<sup>2</sup>

LIVING LEVEL Covered Veranda: 34 m<sup>2</sup> - 36 m<sup>2</sup>

3rd LEVEL ( Internal Area): 17 m<sup>2</sup> - 26 m<sup>2</sup>

ENTRANCE Covered Parking: 35 m<sup>2</sup> - 40 m<sup>2</sup>

4th LEVEL ( Internal Area): 101 m<sup>2</sup> - 108 m<sup>2</sup>

BEDROOMS Covered Veranda: 11 m<sup>2</sup> - 17 m<sup>2</sup>

5th LEVEL ( Internal Area): 18 m<sup>2</sup> - 23 m<sup>2</sup>

ROOF GARDEN: 33 m<sup>2</sup> - 42 m<sup>2</sup>

Mechanical Room 5 m<sup>2</sup>

TOTAL AREAS ( Internal Areas): 360 m<sup>2</sup> - 366 m<sup>2</sup>

Covered Areas: 201 m<sup>2</sup> - 220 m<sup>2</sup>



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