

#22707

# Beachfront Villa in Limassol Marina

📍 Limassol Marina, Limassol

€4,500,000 +VAT





# Overview

## Specifications

Bedrooms



Bathrooms



Covered



Type **Detached House**

Toilets **6**

Plot **389 m<sup>2</sup>**

Status **Key ready**

Year of construction **2018**

Energy efficiency rating ** A**

## Description

Luxury beachfront five bedroom villa located in Limassol Marina area. With direct access to a private beach reserved exclusively for Limassol Marina residents, this villa is a rare opportunity to experience the finest in coastal refinement. Walking distance to the beach, shops, restaurants, gyms and amazing sea views.

The villa consist of 3 levels: the lower level of the villa offers cozy living room, a fully equipped kitchen, a well-appointed bedroom, and a bathroom.

Ground floor welcomes the kitchen, living/ dining areas, guest toilet, a bedroom (with en-suite facilities).

The first floor is featuring the remaining three bedrooms, each complete with its own ensuite bathroom.

A beautifully landscaped garden surrounds the private swimming pool, inviting residents to bask in the sun while enjoying unobstructed views of the shimmering coastline.



# Additional information

## Facilities

Aircondition, Split system

Parking, Covered

Storage

Gated complex

Pool, Private, heated

Heating, Split system

Solar photovoltaic panels

## Features

Bright

Combined kitchen and dining area

Easy access to highway

En suite shower

Fire detector

Ground floor bedroom

High ceilings

Laminate flooring

Modern design

Near amenities

Open plan

Pipe-in-pipe plumbing system

Pressurized water system

Rental potential

Semi-solid parquet flooring

Ventilation system

Walking distance to beach

CCTV

Connected to electric mains

Easy access to main roads

Energy efficient doors/windows

Fitted wardrobes

Guest WC

Investment opportunity

Laundry room

Mountain view

Near bus route

Panoramic view

Pool bar

Quartz flooring

Sea front

Sound insulation

Veranda

Wooden flooring

City view

Double glazing

En suite bathroom

Entrance gate

Garden, large

Heart of city center

Kitchen appliances

Luxury specifications

Municipal water/sewage

Next to green area

Parquet flooring

Pool view

Quiet area

Sea view

Spacious rooms

Walk-in closet

## Contact us



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