

#9268

# Elegant Elevated Living: 5-Bedroom Smart Villa with Unobstructed Sea Views in Limassol's Finest Locale

📍 Armenochori, Limassol

€3,600,000





# Overview

## Specifications

Bedrooms	Bathrooms	Covered
 5	 6	 700 m <sup>2</sup>
Type	<b>House</b>	Title deed
Plot	<b>1200 m<sup>2</sup></b>	Structure
Status	<b>Completed</b>	Facade
Year of construction	<b>2013</b>	

## Description

!!!! RENTED UNTIL FEBRUARY 2027 !!!

This exceptional 5-bedroom luxury residence in the prestigious Agios Tychonas area of Limassol offers breathtaking sea views and stands out as a truly unique and sophisticated home. Spanning three elegantly designed levels with a generous total covered area of 700 m<sup>2</sup>, this 2013-built villa is set on a spacious 1,150 m<sup>2</sup> plot and comes with a full Title Deed.

### Ground Level (First Floor):

An expansive open-plan kitchen and living area that flows seamlessly into a dedicated cinema room, sauna, wine cellar, one bedroom, a versatile studio space, and two bathrooms—perfect for relaxation and entertainment.

### Second Level:

A bright and airy main living area with an additional kitchen and a convenient guest toilet, ideal for everyday family living and hosting.

### Third Level:

Three generously sized bedrooms, a private office, and two walk-in wardrobes, providing ample space for comfort and productivity.

### KEY LUXURY FEATURES & AMENITIES

- Smart home automation system
- Underfloor heating
- VRV central air conditioning
- Gas heating
- Private 12 × 8 m swimming pool



# Additional information

## Facilities

Aircondition, Central system	Elevator	Heating, Underfloor
Landscaped garden	Outdoor shower	Parking, Garage, double
Pool, Private, overflow	Sauna	Solar photovoltaic panels
Storage		

## Features

Alarm system	Balcony	Balcony, front
Bath	City view	Corner
Country view	Easy access to highway	Easy access to main roads
Elevated	En suite bathroom	Garden, large
Guest WC	Guestroom	Irrigation system
Kitchen appliances	Kitchen island	Laundry room
Luxury specifications	Modern design	Municipal water/sewage
Panoramic view	Pool view	Quiet area
Rental potential	Sea view	Shower
Sound insulation	Water softener	

## Distances

Airport

 68 km

Sea

 1 km

## Contact us



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