



ID: CY-35-1-80589  
WWW.MERCURYESTATE.COM  
TEL./VIBER/WHATSAPP:  
+37127788866



**Swimming pool available for an additional €20,000 + VAT**

*Cyprus, Limassol*

<b>Price:</b>	<b>€ 635 000</b>
<b>Object type</b>	House
<b>Bedrooms</b>	3
<b>Number of rooms</b>	4
<b>Land area</b>	349 m2
<b>Area</b>	241 m2
<b>Category</b>	For sale



Swimming pool available for an additional €20,000 + VAT. Furniture package from €40,000 + VAT Luxury 3-bedroom villa located on the Konia/Geroskipou Hills, providing the most panoramic and unobstructed sea views. Ultra-Luxury Villa with sustainable materials, eco-friendly features, swimming pools and plenty of outdoor space. Spacious living, dining & kitchen area 3 bedrooms in total including a master suite Underfloor heating with heat pump Concealed VRV for cooling Photovoltaic System 4,8 kW Electric car charger Laundry/storage area Kitchen with ceramic or techno-granite worktop Private parking for two cars High-end natural & sustainable materials Electric gate for cars Barbecue area at kitchen level Security system High ceilings and high doors in all rooms Category efficiency A It is located on a hill in the Geroskipou area, with beautiful views of the sea. The site is located 7-10 minutes drive to the beach. The villa is already under construction and the entire project will be fully commissioned from the end of June next year. The villas come equipped with a range of upgraded features, including underfloor heating with a heat pump, concealed VRV air conditioning units, an electric car charger, and photovoltaic panels, which promote energy efficiency and environmental consciousness. These homes provide the perfect modern living environment that caters to all your family's needs while prioritizing the preservation of the environment. Included in the attached prices, you will find an array of exceptional features such as a spacious living, dining, and kitchen area, 3 or 4 bedrooms, including a master suite, a laundry/storage area, a kitchen with Corian countertops, private parking, an electric car charger, a barbecue area at kitchen level, a plant room, a 4.8KW photovoltaic system, underfloor heating, VRV cooling, a security system, high ceilings, an energy efficiency rating of Category A, and an electric gate for cars.

**Contacts:**

**Inna Kolupaeva**  
**GSM:** +37127788866  
(Viber, WhatsApp)  
**E-mail:** inna@mgroup.lv