



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

107, V Georgiou A', Belmar Complex D, Apt.

31, 4048 Limassol Cyprus

+357 25 737473

[sales@cyexclusive.eu](mailto:sales@cyexclusive.eu)

## **Beachfront Mansion in Pyrgos Tourist Area** LIM07200

Pyrgos, Limassol, Cyprus

Beautiful Beach Front Super-Spacious villa for sale at the prestigious gated complex at the front line of Pyrgos Tourist Area in Limassol.

Functional and spacious kitchen, open space dining area, separate living room and relaxation room, together with guest WC and walk-in wardrobe is located at the ground floor of this unique villa. Total size of this floor is 217 sq.m.

On the upper floor (size of 159 sq.m.) - there is huge master bedroom with walk-in closet, en-suite shower and bathroom. There are 3 separate bedrooms all with en-suite bathrooms. All bedrooms has access to verandas and overlooking the sea. One more veranda on this floor is overlooking back yard and has nice privacy and cozy garden furniture.

This indeed amazing, fully refurbished and renovated villa, has also huge basement area of 229 sq.m. and allocates private gym, home cinema, play room, guest WC with shower, huge relaxing area, storage & 2 service rooms, laundry with kitchenette, shower room.

Whole villa is done with pedantic attention to details, that gives comfortability, luxury, feeling of huge space also due to high sealings, quality material, construction and designing works. All re-design of this villa was done by famous architect studio Tehila Shelef.

Outside, there is a huge heated pool of 20x5 m, bbq area with green egg, covered dining area, gazebo, relaxing zone, outside shower and main advantage - beautiful sandy beach of St. Rafael Marina - right out of the villa step.

### **House-Villa Details**

Bedrooms: 4 | Bathrooms: 7 | Distance to Sea: < 0.5km | Covered Area (sq.m): 645 sq.m | V.A.T: Not Applied |

Plot Area (sq.m): 1487

Intercom System | Garden | Gated Entrance | Private Swimming Pool | Air Condition | Balcony |

Built in Cabinets |

Central Air-conditioning | Fully Fitted Kitchen | Server Room | Swimming Pool | Shutters (manual) | Sea View

| Sound Insulation | Thermal Insulation

## Price

**Sale price:**

15000000€

## Attributes

### General

V.A.T: Not Applied | Condition: Renovated |

Delivery Status: Completed | Bedrooms: 4 | Bathrooms: 7

| En-Suite Bathrooms: 5 | Floors: 3 |

Plot Area (sq.m): 1487 | Covered Area (sq.m): 645 sq.m |

Distance to Sea: < 0.5km | Title Deeds: Yes |

Upper Area: 159 | Basement Area: 229 | Lower Area: 217

## Features

### Exterior

Barbeque | Courtyard | Detached | Intercom System | Garden | Gated Entrance | Irrigation System |

Private Swimming Pool

### Interior

Alarm System | Attic | Air Condition | Balcony | Basement | Built in Cabinets | Central Air-conditioning |

Double Glazed Windows | Entrance Hall | Electric Gates | Furnished | Fire Alarm | Fully Fitted Kitchen |

Guest Room | Guest Wc | Guest Wc with Shower | Gym | Home Cinema | Laundry Room | Monitored Gate Access

| Maids Room | Marble Floor | Nuvo Surround Sound Music System | Open Plan Kitchen | Play Room | Pergola |

Parquet Floor |

Relaxation Area | Security System | Server Room | Storage Room | Swimming Pool | Smart House System |  
Shutters (manual) | Under Floor Heating (water) | VRV Air Condition System | Wood Floors | Water Pressure System |  
Wifi | 24 Hour Security

**Views**

Garden View | Sea View | Pool View | Panoramic view

**Construction**

Insulated Panel Walls | Insulation Ground | Insulation Walls | Marble Floor | Sound Insulation | Thermal Insulation |  
Wooden Floor

# Images













