

3 Bedroom House in Panthea, Limassol

Giorgou Giorgalletou, Limassol, Cyprus

For Sale : **€ 1,800,000**

Description
A residential complex, with luxurious villas, where the individual is an integral part of the combined total, in a way that each residential unit, while being different from the rest, with its own unique and distinct character-identity, at the same time it is organically integrated into the combined total.

A three-bedroom residence with two extra rooms, with a comfortable parking space for four cars (two of which are covered), storage rooms, covered verandahs, swimming pool, big courtyard and garden.

Exploiting the characteristics of the sloping site, the structure steps with the slope, having two ground level floors and a raised, above ground level, third floor. The common zone spaces, i.e. the living room, the dining room, the kitchen, the laundry room and the guest bathroom are placed on the intermediate floor level, whereas the private zone spaces, i.e. the bedrooms with their (en suite) bathrooms are placed on the top floor. The covered parking space and the storage rooms are placed on the lower base floor. The three levels of the residence are connected with and served by an elevator.

The common zone spaces (living room, dining room, kitchen), are arranged linearly in a large, united space and are directly associated with the adjacent verandah, the courtyard and the pool, having views to the south. The covered space in the Northwest, adjacent to the big garden and the courtyard, provides shade and protection from the sun and rain. The residence design considers bioclimatic parameters and employs bioclimatic principles, aiming for solar gains in the winter, shading in the summer, comfortable, well-lit and well-ventilated spaces.

Despite the modern architectural design, there is a direct reference to the regional and Mediterranean tradition, not only through the use of traditional materials (stone, wood, etc.), but also through the organization of the interior spaces, making use of the semi open-air spaces and the outdoor spaces as vital parts of the residence.

House

Ground floor1 80 m2
Ground floor2 83 m2
1st floor (m2)100 m2
Covered Terraces 35 m2
Uncovered Terraces 174 m2
Covered Parking Space 43 m2
Other Semi-opened Spaces 127 m2
Area of the pool 32 m2
Plot Area 1073 m2
Overall area of Indoor spaces 263 m2
Indoor & covered spaces 341 m2
Bedrooms 3
Extra rooms 2..

Details

Property Type: **House**
Status: **Available**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Off-plan**
Bedrooms: **3**
Bathrooms: **3**

Area

Uncovered Verandas: **174m²**
Covered Area: **298m²**
Plot Area: **1,073m²**

Energy & Heating

Energy Efficiency Grade: **A**