

3 Bedroom House in Panthea, Limassol

P2CQ+P87, Agios Athanasios, Cyprus

For Sale : **€ 1,900,000**

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 a guest room and an extra room. Comfortable parking space for four cars (two of which are covered), covered terraces, pool, big courtyard and garden in two levels.

Exploiting the characteristics of the sloping site, the structure steps with the slope, having two floors at ground level. The common zone spaces i.e. the living room, the dining room, the kitchen and a big linear pool are placed on the east wing of the upper floor, whereas the private zone spaces i.e. the three bedrooms and their private bathrooms are placed on the west wing of the same floor. The master bedroom with its en-suite bathroom and walk-in-closet opens up to a big private verandah. The garage, the storage rooms and the guest room with its bathroom and patio are placed on the lower, base floor. The two levels are connected, not only by stairs, but also with 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 and the pool. The pool, due to its form and its position offers panoramic and unobstructed views of the hills and the sea of Limassol. At the same time, it constitutes a special and unique feature that characterises the residence.

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 at all times.

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

House

Ground floor1 98 m2
Ground floor2 176 m2
Covered Terraces 106 m2
Uncovered Terraces 60 m2
Covered Parking Space 41 m2
Other Semi-opened Spaces 188 m2
Area of the pool 57 m2
Plot Area 1246 m2
Overall area of Indoor spaces 274 m2
Indoor & covered spaces 421 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

Covered Area: **421m²** Plot Area: **1,246m²**

Energy & Heating

Energy Efficiency Grade: **A**