

Majesty Real Estate

Villa Tiara – Elite 6 bedrooms villa

Alexandr Godovnikov · Thursday, November 14th, 2019

Elite 6 bedrooms villa in a modern style, with an Infinity pool overflow pool. Located in a prestigious area of Limassol, in a picturesque and secluded place. It consists of 4 levels: basement, ground floor (1st floor), 2nd floor and roof terrace (Roof Garden). 2 on-site parking and a garage for 2 cars, a garden, a place for relaxation and a barbecue. Sliding gates, electronic access system, marble staircase, Swiss Schindler elevator, video surveillance, alarm, Smart Home system, heated floors, wood-burning fireplace, and many other options.

BASEMENT PLAN

At the basement level, there is a guest bedroom, office (or apartment for the servant) with separate entrances, SPA / or gym / or billiard room*, as well as a home theater.

FIRST FLOOR PLAN WITH A PLOT

On the ground floor, there is a stylish entrance hall with a wardrobe, a spacious living room, dining area, kitchen, and an auxiliary kitchen.

SECOND FLOOR PLAN

On the second floor, there are four bedrooms: 1 master bedroom with dressing room and bathroom, 1 bedroom with its own bathroom and 2 separate bedrooms.

Features: Earthquake-resistant reinforced concrete frame of the building. Reinforced foundation slab with multi-layer waterproofing. Walls made of heat-protective ceramic bricks. Additional external thermal insulation of walls and roofs. Aluminum chemoprotective window profiles. Double-glazed windows with a protective reflective dusting. Top class “A” energy-saving building as a whole. The entrance reinforced the door made of wood. Built-in wardrobes. Italian interior doors. Italian cuisine with an island, bar and granite worktop. Wood burning French fireplace in the living room. False ceilings with integrated LED lighting and curtain niches. Electric curtains. Finishing from stone, ceramic of the highest quality, natural parquet board. Protections from glass, aluminum, and stainless steel. Plumbing Villeroy & Boch, Grohe taps. Central pressure system for cold and hot water with solar, electric and gas heating. Water heated floors heated by a gas boiler or heat pump. Built-in ducted air conditioners. Intercom with a video camera, burglar alarm with video surveillance and video recording system. Internet, telephone, satellite and internet television. Wiring for a solar power station. Summer kitchen with barbecue. Summer shower. Mosaic overflow pool with automatic filtration system and seawater as desired. Garden with an

automatic irrigation system. Parking for 2 cars, garage for 2 cars, Entrance gate with electric drive.

*options at the request of the client

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