



CUARZO

HOUSE DEVELOPMENTS





AGIA FYLA SEA VIEW RESIDENCES BY CUARZO DEVELOPMENTS

Agia Fylaxis is an area inside the Limassol town. It is located only 10 minutes from the center of the city and 5 minutes to the main highway. Agia Fylaxis during the last 20 years has seen a rapid development mainly due to private investors choosing to reside in the area. The area offers a special topographic landscape which offers new views and an excellently functional infrastructure.

Subsequently, Agia Fyla Residences by Cuarzo are located near all amenities you may need. Supermarkets (a supermarket "Tsiartas" is a large supermarket which is only 2 mins away), public and private schools (like "The Grammar School" and "The Heritage" which are private schools close-by), public and private hospitals, banking institutions, private pharmacies, gyms, restaurants, fast food shops, grocery shops, bakeries, coffee shops and many more are within a convenient distance.



The view from the plot



Agia Fyla Sea View Residences

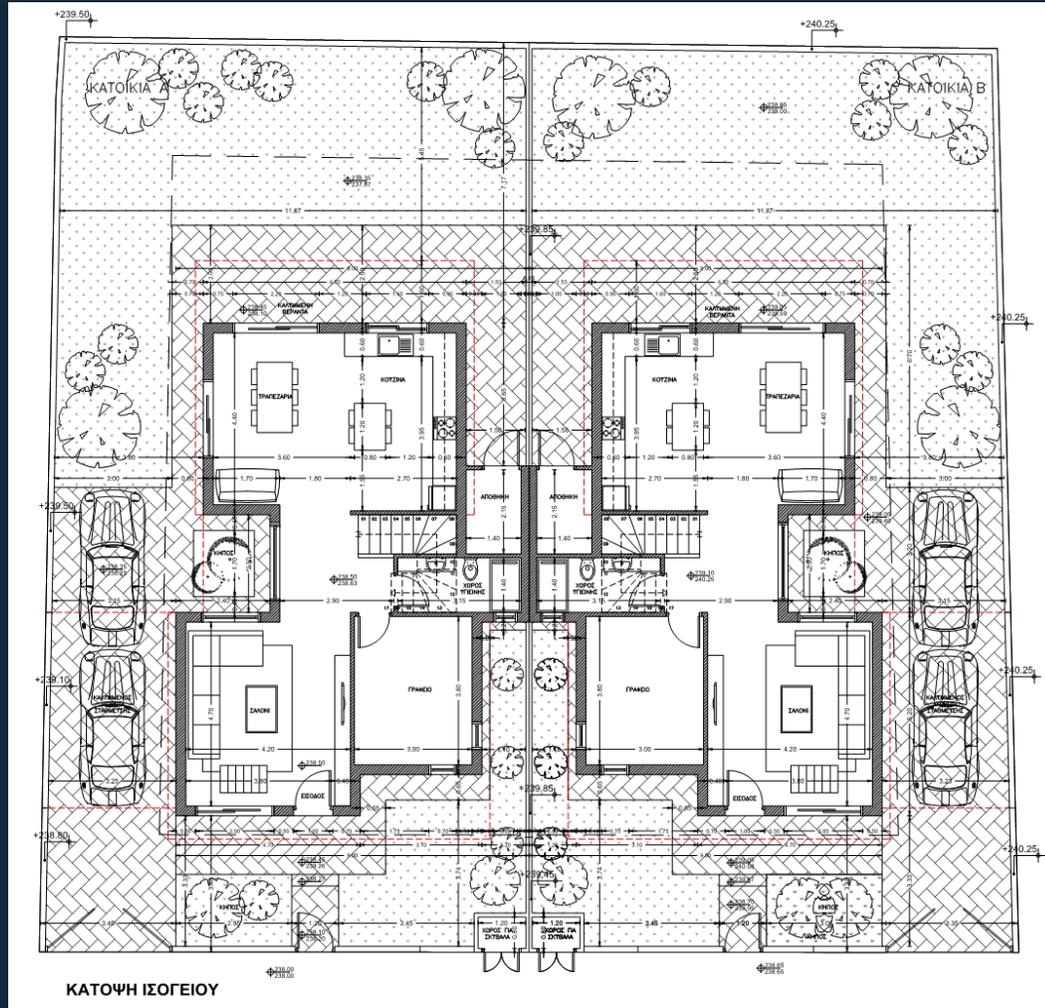
The Project

Agia Fyla Residences by Cuarzo, consists of 2 detached villas of 4 bedrooms each.

Each villa is designed as follows:

- On the ground floor there is a large kitchen, large integrated sitting and living rooms, 1 bedroom or office room and a shower room.
- On the 1st floor there are 2 bedrooms, a master bedroom with en-suite, walk in wardrobe and a balcony, the main bathroom and a laundry area.
- A bonus stair case is provided that takes you to the roof for future Development or it can be used as Roof Garden.
- Externally the villas offer 2 paved terraces, outside storage room, large front, back and side yards-gardens and a covered parking.





Agia Fyla Sea View Residences

The Ground Floor

- Unobstructed Sea View from ground floor
- Large Kitchen
- Integrated Dining area
- Living room
- Guest toilet with shower room
- Big back yard with optional swimming pool
- Covered parking area



Agia Fyla Sea View Residences

The First Floor

- Unobstructed Sea View from ground floor
- Large Master Bedroom with walk-in wardrobe, en-suite and large sea view balcony
- Two large double bedrooms with fitted wardrobes and access to front balcony
- Bathroom
- Washing area
- The stairs leading up to the roof



Specifications

- Frame and foundation: reinforced concrete to Eurocode specifications.
- Facade: Bauer certified Façade System: thermally insulated facade with expanded polystyrene and brickwork.
- Energy Performance Certificate: Class A+
- Roof: Flat roof, thermally insulated with 8cm thickness extruded polystyrene.
- Electrical installation: in compliance with 17th edition of Electrical Engineers Institute and to British Standards.
- Luxor German made Photovoltaics, 3KW/h system is to be installed.
- Water supply: direct access to the town water supply, 1000kg water storage tank and Italian made water pumping system will be installed.
- Optional Swimming Pool
- Air conditioning provision is provided.
- Provision for electric heating radiators is provided.
- Floors: Evpalia Spanish Tile flooring in all living areas. Kofteros Italian Parquetted flooring in all bedrooms.
- Windows: Muskita MU3000 Thermal: double glazed.
- Italian NICE Electric Window Shutters will be installed.
- Bespoke High Spec Kitchen. Includes granite worktops and wall tiling. Kitchens have space for fridge/freezer, oven, hop, microwave, food storage cupboard, double sink, space for rubbish bin, space for dish washer machine, cupboard for dishes, cupboard for cooking equipment.
- Laundry area is provided in the 1st floor.
- White goods/appliances are not included. Can be installed upon request.
- High Spec Bathrooms. European made Sanindusa 3 piece bathrooms (sink, toilet, bath or shower). All bathrooms will be wall tiled. Italian made mixers and accessories.
- Bespoke Fitted Wardrobes
- Evpalia Marble Stair case leading up to the roof



4 BEDS

UNOBSTRUCTED
SEA VIEW

DETACHED

Details

Price: € 515000

Plot: 285 sq.m

Covered areas: 243 sq.m

Internal area: 175 sq.m





Get in touch



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