



# ATLANTIS MOUTTAGIAKA VILLA



# ATLANTIS MOUTTAGIACA RESIDENCE BY CUARZO DEVELOPMENTS

Atlantis Mouttagiaca Residence is single villa project located in the most sought-after and posh area of Limassol. It is located only 900 meters from the coast line combining stunning sea and city views.

This luxurious 5 bedroom, 5 bathroom villa is created with attention to every detail from the design stage to the construction stage to meet expectations of a modern, luxurious and functional lifestyle. Class A++ quality material is chosen to create this luxurious villa fully equipped to accept well-furnished concept and high-end finishes throughout.

The Villa sits on 633 sq.m south-oriented plot and next to a green area. It is laid out in 4 floors. Among others it includes an impressive roof garden, landscaped gardens, private secure entrances, swimming pool with barbecue area, large terraces and balconies, maid's room, ancillary areas such as large gym room and storage room. The Villa comes with underfloor heating and fully air-conditioned included.

Its exceptional location provides a superior luxurious feeling, and only 5 minutes away from the city center and the sea. Atlantis Mouttagiaca Residence is certainly a high-value investment and ideal opportunity for the search of the city and holiday residence.





## Interiors

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## The Basement

Independent and fully functional Basement Floor with access to outside terrace.

- Exposed to natural ventilation and natural illumination
- Separate entrance
- Access to outside terrace
- Fully equipped kitchen
- Laundry area
- Bathroom
- Maid's room
- Storage room / Cava
- Large GYM room
- Elevator

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## The Ground Floor

- Sea View from all floors
- Large front covered veranda
- High ceilings
- Contemporary fully equipped Kitchen
- Airy Large Living and Dining areas
- Ground Floor Bedroom
- Hi-spec Guest toilet with shower
- Big front yard with swimming pool and barbeque area
- 3 Parking spaces
- Landscaped gardens
- Elevator



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## The First Floor



-Unobstructed Sea View

-Large and Private Master Bedroom with large bespoke wardrobes. En-suite bathroom and a large sea view balcony.

-Two large double bedrooms with fitted wardrobes and access to front balcony.

-High ceilings

-High Spec, 4 piece Main Bathroom

-Big Verandas

-Additional Washing / Kitchenette area

-Elevator

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## The Roof Garden

- Unobstructed and Magnificent Sea View
- Large Covered Veranda with potential to create additional luxury master bedroom.
- 3 piece Bathroom
- Provision for a fully equipped Kitchen
- Additional Washing area
- Elevator



# Atlantis Mouttagiaka Specifications

- Frame and foundation: reinforced concrete to Eurocode specifications.
- Certified Façade System: Thermally insulated facade with expanded polystyrene and dry lining walling system for Energy Saving.
- Overall Energy Performance Certificate: Class A+
- Roof: Flat roof, thermally insulated with 8cm thickness extruded polystyrene for Energy Saving
- Electrical installation: in compliance with the most updated edition of Electrical regulations, to British Standards (BS 7671).
- 5.5KW/h Photovoltaic net metering system is to be installed for Energy Production.
- Water supply: direct access to the town water supply, 1500kg water storage tank and Italian made water pumping system will be installed.
- Private Swimming Pool 8m x 4m with inverter type pump for Energy Saving.
- VRV Air conditioning is to be installed throughout Living, Dining and Kitchen areas.
- Cost saving Underfloor Heating in Ground floor and First floor area
- Floors: Top quality European standards tile flooring in all living areas. Italian Parquetted flooring, Class CA5 (Top class) in all bedrooms.
- Thermally insulated windows: Muskita MU114 Thermal, double glazed.
- Italian Electric Window Shutters in all Bedrooms.
- Bespoke High Spec Italian wood Kitchen with granite worktops and wall tiling. 4 seats high spec Island bar included.
- Additional Laundry / kitchenette area is provided in the 1st floor.
- Energy class A+ White goods/appliances included.
- High Spec Bathrooms. All bathrooms will be wall tiled. Italian or German made mixers and accessories.
- Bespoke Fitted Wardrobes
- Italian Marble Stair case from the basement to the roof garden.
- Secured entrances with automated remote control opening system
- Landscaped gardens with careful selection of trees and plants for low maintenance.
- Consultation and Full Time Access to our Interior Design Team
- Optional Furnishing: high quality furniture and service





# Project Details

\*\*\* Eligible for a Reduced 5% VAT \*\*\*

Plot: 633 sq.m

Total Covered area: 439 sq.m

Internal area: 322 sq.m

LOCATED IN THE MOST  
SOUGHT AFTER  
LOCATION OF CYPRUS

5 BEDS, 5 BATHS

SEA VIEW







## Get in touch



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