

5+1 BEDROOMS

 LIMASSOL GREENS

FALCON

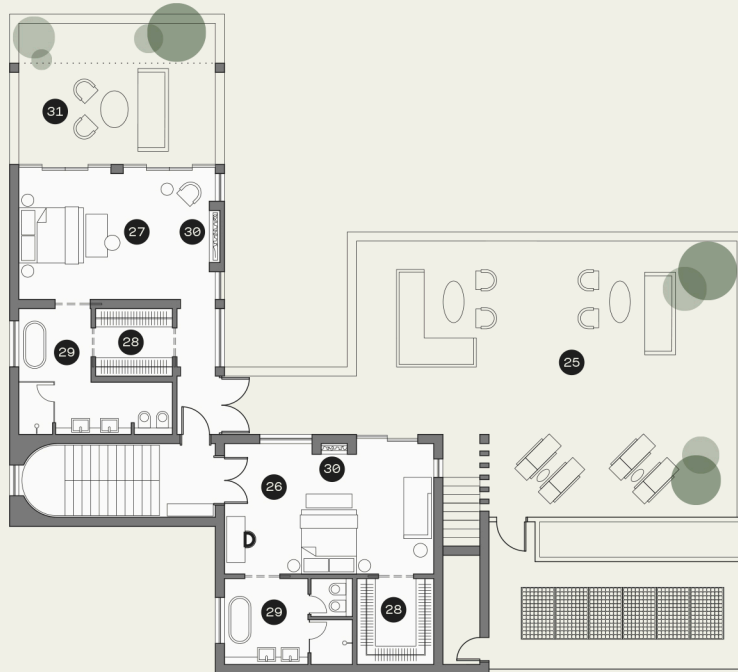


HIGHLIGHTS

- All bedrooms are ensuite.
- Two principal suites with dedicated dressing rooms and bathrooms with his & hers vanity.
- Staff bedroom & bathroom
- Large driveway/car park with covered pergola
- Eco-friendly sustainable design featuring double glazing, solar panels, provision for electric vehicle charging
- Security and fireproof entrance door
- High Ceilings
- Wide and tall window and door openings
- State of the art finishes
- High standard kitchen cabinets/ wardrobes/sanitary ware from European brands
- Soft closers for kitchen units
- Under floor heating
- VRV air cooling system Centralised outdoor compressor to limit air conditioning and heating noise
- Home automations (smart-home technology) – optional upgrades available







AREAS

01 Entrance courtyard	19 Swimming pool	Plot size	1.600m ²
02 Entrance hall	20 Swimming pool terrace	Internal covered area	480m ²
03 Cloak room	21 Outdoor shower	Covered terraces	127m ²
04 Study/flexible space	22 Outdoor living/firepit	Covered terraces (pergola)	58m ²
05 Private terrace/garden	23 Courtyard	Covered parking (pergola)	55m ² (3 cars)
06 Powder room	24 Bedroom with ensuite	Uncovered terraces	151m ²
07 Lounge/living room	25 Bedroom terrace	Swimming pool	78m ²
08 Lounge terrace	26 Principal suite 1	Principal suites	2
09 Dining	27 Principal suite 2	Bedrooms	3
10 Outdoor dining	28 Dressing room	Ensuites	5
11 Barbeque area	29 Principal suite bathroom	Staff Bedroom & Bathroom	1
12 Main kitchen	30 Fireplace		
13 Wine cellar	31 Principal suite terrace		
14 Pantry kitchen/laundry			
15 Staff bedroom & bathroom			
16 Covered parking (pergola)			
17 Provision for electric vehicle charger			
18 Technical room			

The areas are indicative for this Villa type and may vary according to the plot.