



Reference 18962

Exclusive Sky Villa Penthouse with Private Roof Garden in **€9,300,000 +VAT**
Agios Nicolaos, Limassol

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3 Bedrooms | 5 Bathrooms | 270 m² Covered

Description

A rare, full-floor penthouse residential opportunity spanning the 21st and 22nd floors of an iconic high-rise development. Perfectly positioned in the heart of the city on Makariou Avenue, this prestigious sky villa offers an unparalleled combination of elevated privacy, panoramic 360-degree views and a premium blank canvas for luxury city living just minutes from the seafront.

Property Details:

- Covered Internal Area: 270 m²
- Covered Verandas: Approx. 15 m²
- Private Roof Garden: 305 m²
- Common Areas: 177 m²
- Full-floor luxury penthouse across two levels (21st–22nd floors)
- Approx. 100m above ground level
- Offered in premium core & shell condition, allowing the purchaser complete freedom for bespoke interior design and

Covered veranda	15 m ²
Roof garden	305 m ²
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2026
Status	Under construction



high-end residential fit-out

- Expansive open-plan layout adaptable to the owner's exact lifestyle requirements
- Floor-to-ceiling glazing throughout
- Uninterrupted panoramic skyline and sea views
- Seamless indoor-outdoor living concept

Architectural Layout Potential:

Note: Delivered in core & shell condition, giving the buyer full customization flexibility to design their dream layout.

- Designed to comfortably accommodate 3 En-Suite bedrooms and 5 W/Cs
- Ideal structural provision for a grand master suite with a dedicated walk-in closet
- Dedicated spaces allocated for a separate main kitchen, secondary kitchenette, and laundry room
- Generous open-plan living and dining areas flowing naturally out to the verandas

Roof Garden & Outdoor Customization Potential:

The expansive 305 m² private rooftop garden is delivered as a premium core area, structural and plumbing provisions are in place for:

- An exclusive private rooftop oasis for high-end entertaining and relaxation
- Provisions for an integrated Jacuzzi / hot tub and dual built-in cabana lounge beds
- Allocation for an outdoor lounge, dining areas and a rooftop summer kitchen/bar setup
- Dedicated provisions for a rooftop guest W.C., additional utility/laundry and storage area

Building & Technical Features:

- High-speed triple lift access directly to the private residence lobby
- Separate service/fire lift
- Premium green-certified high-rise development with advanced structural engineering
- Advanced fire safety compliance and dual emergency exits
- Striking architectural building design enhancing resident prestige and privacy



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Underground
 - ✓ Elevator
 - ✓ Gym
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Pergola
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Features

- ✓ Veranda
 - ✓ Marble flooring
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Roof garden
 - ✓ Alarm system (provision)
 - ✓ Double glazing
 - ✓ City view
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Entrance gate, automated
 - ✓ Floor-to-ceiling windows
 - ✓ Entrance hall
 - ✓ Fireproof entrance doors
 - ✓ Energy efficient doors/windows
 - ✓ Lobby
 - ✓ Elevated
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ High ceilings
 - ✓ 24-hour security
 - ✓ Heart of city center
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Fire detector
 - ✓ Sound insulation
 - ✓ Smart home automation
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Photos

















