



Reference 19529

10 bedroom mansion with panoramic views in Agia Fyla

**€8,600,000**

Agia Fyla, Limassol

10 Bedrooms | 15 Bathrooms | 1217 m<sup>2</sup> Covered

## Description

- 10 bedrooms
- 15 bathrooms
- Property area: 1819m<sup>2</sup>
- Covered area: 1217m<sup>2</sup>
- Covered verandas: 200m<sup>2</sup>
- Secure enclosed garage for 4 vehicles
- Private gym
- Specially designed 9-seat Home Cinema with luxurious leather recliners
- Fully furnished
- Magnificent reception and living rooms
- Two guest WC facilities
- Suitable for private receptions, events, and gatherings of up to 150 guests

1 Super Deluxe Suite 100m<sup>2</sup> featuring:

- Private lounge

Plot	1819 m <sup>2</sup>
Covered veranda	200 m <sup>2</sup>
Parking spaces	4
Energy efficiency rating	Certificate expected
Year of construction	2011
Status	Resale



- Office
- Kitchen
- Walk-in wardrobe
- Shower and Jacuzzi
- Large panoramic terraces
- Internal security door
- 7 Deluxe Suites with stunning sea views
- 2 additional bedrooms
- 1 Separate staff apartment
- 3 fully equipped kitchens
- 2 laundry rooms
- Spacious storage areas

#### Outdoor Features

- Extensive landscaped gardens with natural grass and palm trees
- Large swimming pool built to European standards
- Elegant gazebo and outdoor relaxation areas

#### Security & Technology

- Private internal elevator serving all floors
- 17 security cameras
- Fire protection system
- Central heating
- Inverter air-conditioning system
- Italian steel security entrance gate
- LED lighting throughout the property
- Fiber-optic internet infrastructure

#### Property Overview & Investment Potential

This distinguished estate seamlessly integrates absolute privacy, sophisticated luxury, and advanced security, offering an unparalleled standard of living. The versatile layout and grand scale of the property render it uniquely suited as a prestigious private estate, a diplomatic residence, corporate executive accommodation, or a high-yielding addition to a luxury asset portfolio.

#### Financial Status & Ownership Transfer

- Clear Title Deed: The property is held with a clean, unencumbered title deed, fully registered and ready for immediate transfer.
- Zero Encumbrances: The asset is completely free from any outstanding bank loans, mortgages, tax liens, or legal liabilities.
- Seamless Transaction: This pristine financial standing guarantees a secure, transparent, and expedited acquisition process for the incoming purchaser.



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central
  - ✓ Parking · Garage, double
  - ✓ Pool · Private
  - ✓ Elevator
  - ✓ Gym
  - ✓ Storage
  - ✓ Self contained annex
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## Features

- ✓ Guest WC
  - ✓ CCTV
  - ✓ En suite bathroom
  - ✓ Internet
  - ✓ Jacuzzi
  - ✓ Laundry room
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ City view
  - ✓ Walk-in closet
  - ✓ Garden, large
  - ✓ Investment opportunity
  - ✓ Internal stairs
  - ✓ Bright
  - ✓ Balcony
  - ✓ Lobby
  - ✓ Easy access to main roads
  - ✓ Bath
  - ✓ Shower
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## Gallery



