

#10977

# 3 Bedroom Detached Villa For Sale Palodia Limassol

 Palodia, Limassol

**€489,000** +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 3

Covered

 150 m<sup>2</sup>

Type	<b>Detached Villa</b>
Plot	<b>376 m<sup>2</sup></b>
Covered veranda	<b>29 m<sup>2</sup></b>
Status	<b>Off plan</b>

Year of construction	<b>2027</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

This elegant detached villa is located in a quiet residential area of Palodia, offering a perfect balance of modern living, comfort, and privacy. Designed with contemporary architecture and high-quality materials, the property is ideal for families or buyers seeking a refined lifestyle close to essential amenities.

The villa spans 150 m<sup>2</sup> of covered internal space across two floors, complemented by a spacious 29 m<sup>2</sup> covered veranda, all set on a 376 m<sup>2</sup> plot. The open-plan layout seamlessly combines the kitchen, dining, and living areas, creating a bright and welcoming atmosphere with easy flow to the outdoor spaces.

The property features three spacious bedrooms, each designed for comfort, including en-suite shower facilities, one modern bathroom and a guest WC (ground floor). Internal stairs connect both levels, enhancing functionality and privacy. Outdoors, the villa boasts a private swimming pool. Two covered parking spaces are also included.

Built with a reinforced concrete structure and scheduled for completion in 2027, the home is rated Energy Efficiency A and includes solar photovoltaic panels, double glazing, and provisions for air conditioning and heating. Additional features include smart home automation, a pressurized water system, ceramic tiled floors, and modern finishes throughout.

Conveniently located, the villa is just 1 km from amenities and public transport, 1.8 km from schools, 13 km from the sea, and 71 km from the airport, with easy access to main roads.

This property presents an excellent opportunity to own a stylish, energy-efficient home in one of Palodia's most desirable areas.



# Additional information

## Facilities

Aircondition, Provision

Heating, Provision

Parking, Covered

Pool, Private

Solar photovoltaic panels

## Features

Ceramic tiles

Combined kitchen and dining area

Double glazing

Easy access to main roads

En suite shower

Garden

Guest WC

Internal stairs

Modern design

Open plan

Pressurized water system

Quiet area

Shower

Smart home automation

Veranda

## Distances

Amenities



1 km

Airport



71 km

Sea



13 km

Public transport



1 km

Schools



1.8 km