



ROYAL
GARDENS



Modern Villa



ROYAL GARDENS VILLA

is situated in Yermasoyia, a prime location in Limassol's tourist area, where residents are also never far from the cosmopolitan city center and all its amenities and only 750 meters from the beach front.

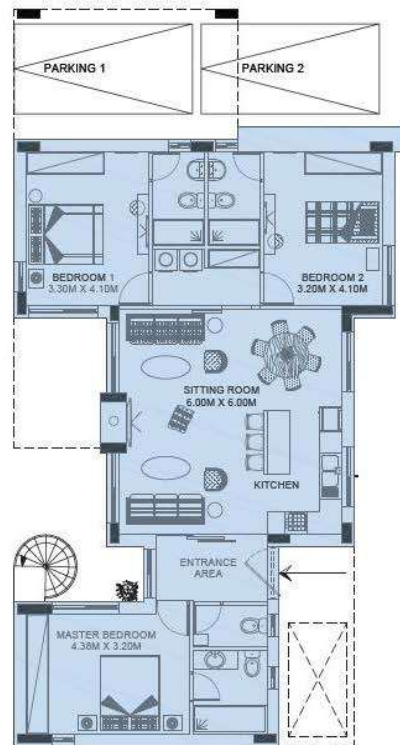
The 130m² ground floor Villa is designed in an open-plan layout, with 3 bedrooms with en-suite showers and a guest toilet. A carefully designed



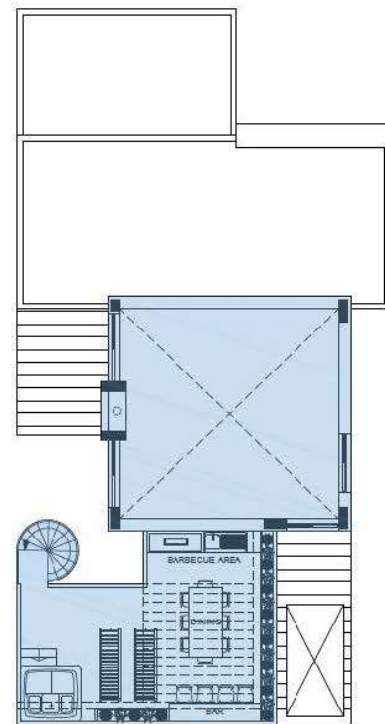
The villa is constructed and fitted with high-quality materials that are designed with aesthetic and functionality, and with residents' comfort and convenience in mind. Luxurious fittings and finishes abound, from the kitchens outfitted with top of the line electrical appliances, to the under floor heating, modern ceilings with led lighting and a trendy finished touch. A decorator can work alongside the residents, to ensure that every last detail within, is customized to their specific requirements.

Royal gardens villa is part of a luxurious complex where its' residents can enjoy a swim in the large pool, use the indoor sauna, relax and unwind at the seating area/bar or get fit at the outdoor gym.





GROUND FLOOR PLAN

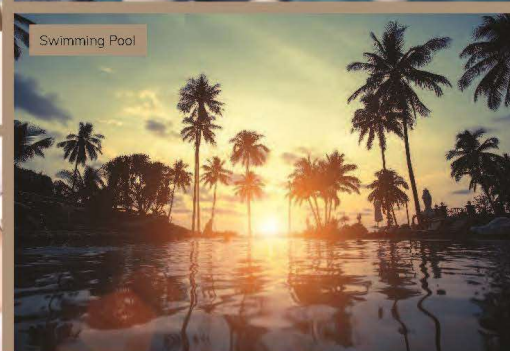


ROOF PLAN

Plot m ²	Bedrooms	Covered area m ²	Covered Veranda m ²	Uncovered Veranda m ²	Covered Parking	Uncovered roof garden	Total Covered area m ²
510	3	124	6	114	1	34	130

PROPERTY FEATURES

- Common Large adults swimming pool with water curtains (18m*8m)
- Common Kids swimming pool (4m*4m)
- Common Outdoor Gym
- Common Sauna
- Outdoor seating area & summer bar
- Common Outdoor children playground
- Covered parking area
- Roof garden
- Luscious common gardens
- Provision for electrical shutters
- Provision V.R.V. cooling system
- Under floor heating
- Gypsum decoration
- Electrical appliances
- Exclusive Italian brand finished
- Mirage/Fantini mixers
- Cielo sanitary fittings



VERSACE
CERAMICS



cielo





KLAFS
MY SAUNA AND SPA

FANTINI
RUBINETTI

MIRAGE
Porcelain.Design.Sustainability

