



# TREEHOUSE



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# A 5-BEDROOM PREMIUM-CLASS VILLA IN THE MOST PRESTIGIOUS LOCATION IN LIMASSOL.

This luxurious villa represents the epitome of elegance and sophistication.

Situated in a prime location in Limassol, it offers the perfect balance of tranquility and accessibility to all the amenities the city has to offer.

One of the most remarkable aspects of this property is the breathtaking view it offers towards the Limassol seashore.

The villa is strategically positioned to provide sea and mountain view, allowing the residents to indulge in the beauty of nature from the comfort of their own home.

INTERNAL COVERED AREA	887m <sup>2</sup>
COVERED VERANDAS	137m <sup>2</sup>
UNCOVERED VERANDAS	33m <sup>2</sup>
TOTAL COVERED AREA	1043m <sup>2</sup>
PLOT AREA	721m <sup>2</sup>

BEDROOMS	5+1 office
BATHROOMS	8
GYM	
PLAYROOM	
GARAGE	6 cars



## KEY FEATURES

PRIME LOCATION

SPACIOUS INTERIORS

SPECTACULAR VIEWS

IMPECCABLE DESIGN BY ARMEFTIS ARCHITECTS

OUTDOOR OASIS

**Total Area**  
1043 m<sup>2</sup>

**Levels**  
5

**Bedrooms**  
5

**A UNIQUE PROPERTY THAT OFFERS A BLEND OF NATURE, INVIGORATING FRESH AIR, VAST OPEN SPACES, AND BREATHTAKING VIEWS, ALL WHILE CONVENIENTLY LOCATED JUST 5 MINUTES FROM THE VIBRANT CITY CENTER.**

**IMPECCABLE DESIGN BY ARMEFTIS ARCHITECTS**

Every detail of this villa has been meticulously crafted with luxury and refinement in mind. From the elegant entrance foyer to the tastefully appointed living areas and bedrooms, the villa exudes a sense of opulence and sophistication that is sure to impress even the most discerning buyer.

**SPACIOUS INTERIORS**

With a total of 5 bedrooms and 1 office, this villa provides ample space for a large family or hosting guests. The carefully designed floor plan allows for comfortable and functional living, featuring high ceilings and an abundance of natural light. On the ground floor there are 6 parking places and the large storage area. All floors of the villa are also accessed by lift.

**OUTDOOR OASIS**

The villa features meticulously landscaped gardens, creating a private oasis where residents can relax and unwind. Additionally, a spacious terrace and swimming pool offer the perfect setting for outdoor entertaining and enjoying Cyprus's sunny climate.

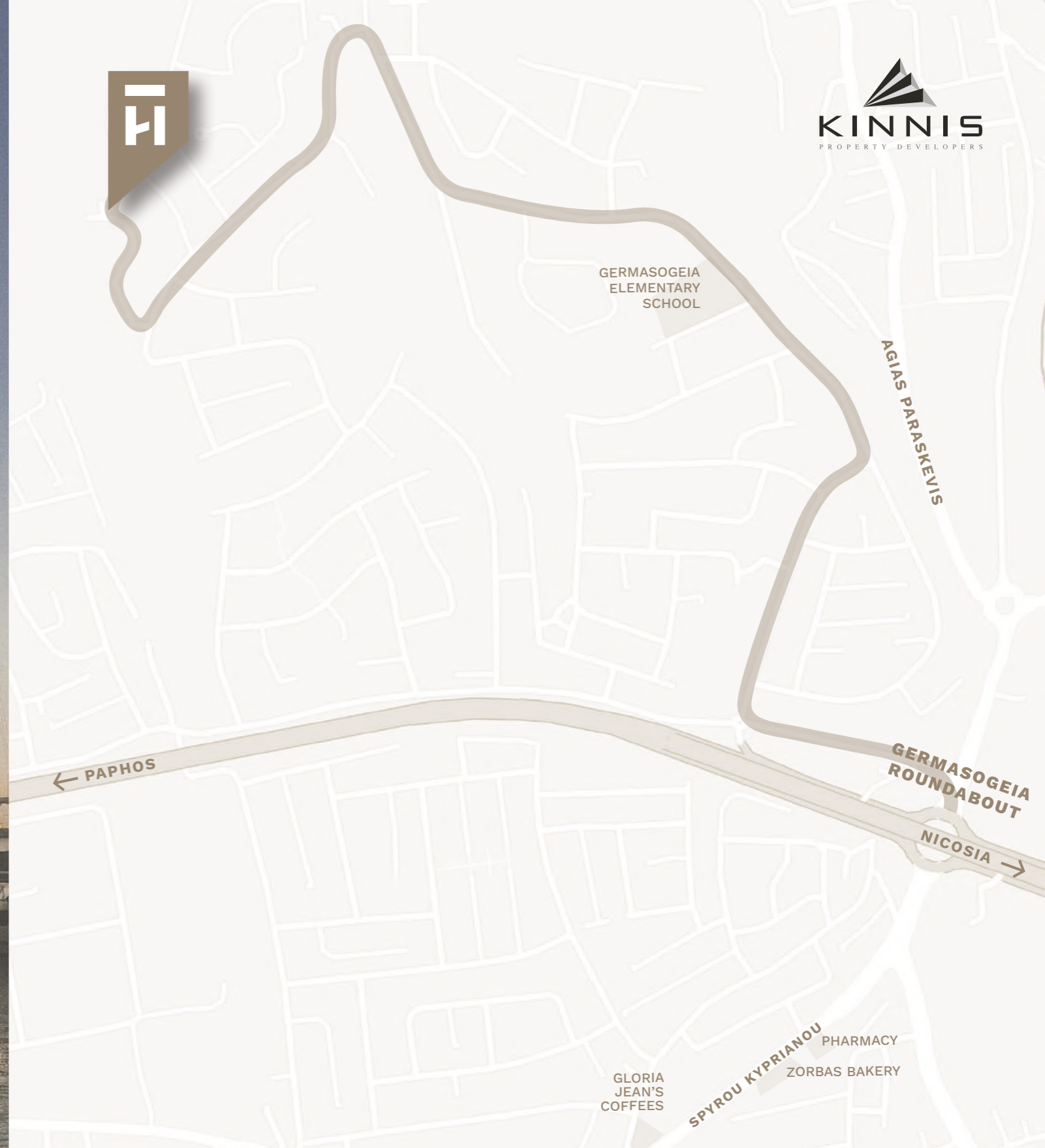
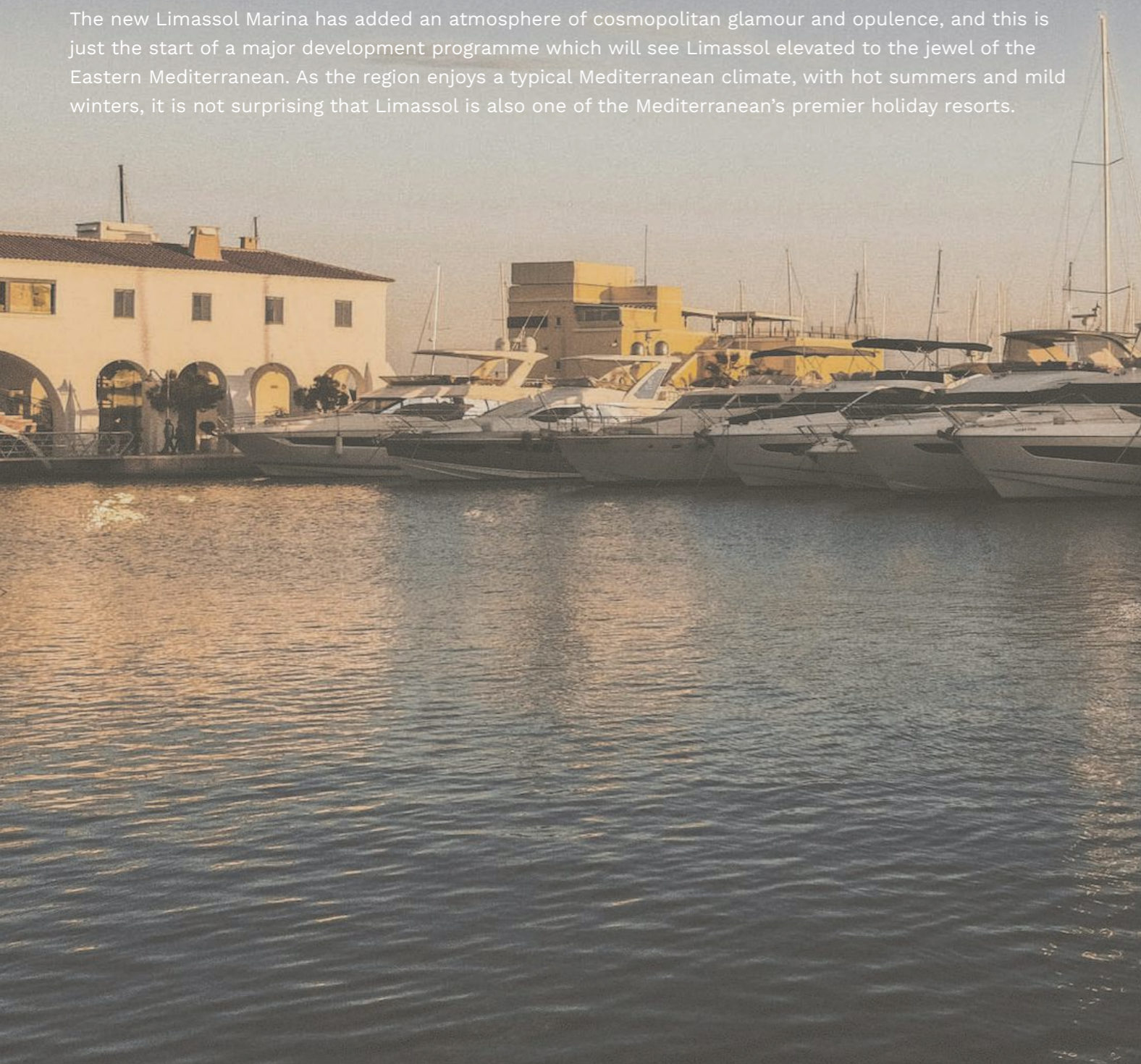
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# Limassol

Limassol itself has a rich and diverse history, although little evidence survives as progressive modernisation has taken place. Evidence that still exists indicates a sophisticated early society founded on trade and agriculture. Many ancient sites have been discovered and these are now protected monuments that form the foundation of the region's cultural history and the basis of fantastic myths and legends. The modern city centres on Limassol Castle and the Old Port. From there a web of narrow streets contain old, shuttered houses of the once-rich traders standing side-by-side with modern shops and boutiques. This area is abuzz with cafés, bars and restaurants. Not far away is the international business hub, where global companies are headquartered and where a 24-hour trade takes place.

The new Limassol Marina has added an atmosphere of cosmopolitan glamour and opulence, and this is just the start of a major development programme which will see Limassol elevated to the jewel of the Eastern Mediterranean. As the region enjoys a typical Mediterranean climate, with hot summers and mild winters, it is not surprising that Limassol is also one of the Mediterranean's premier holiday resorts.



 GERMASOGEIA AREA

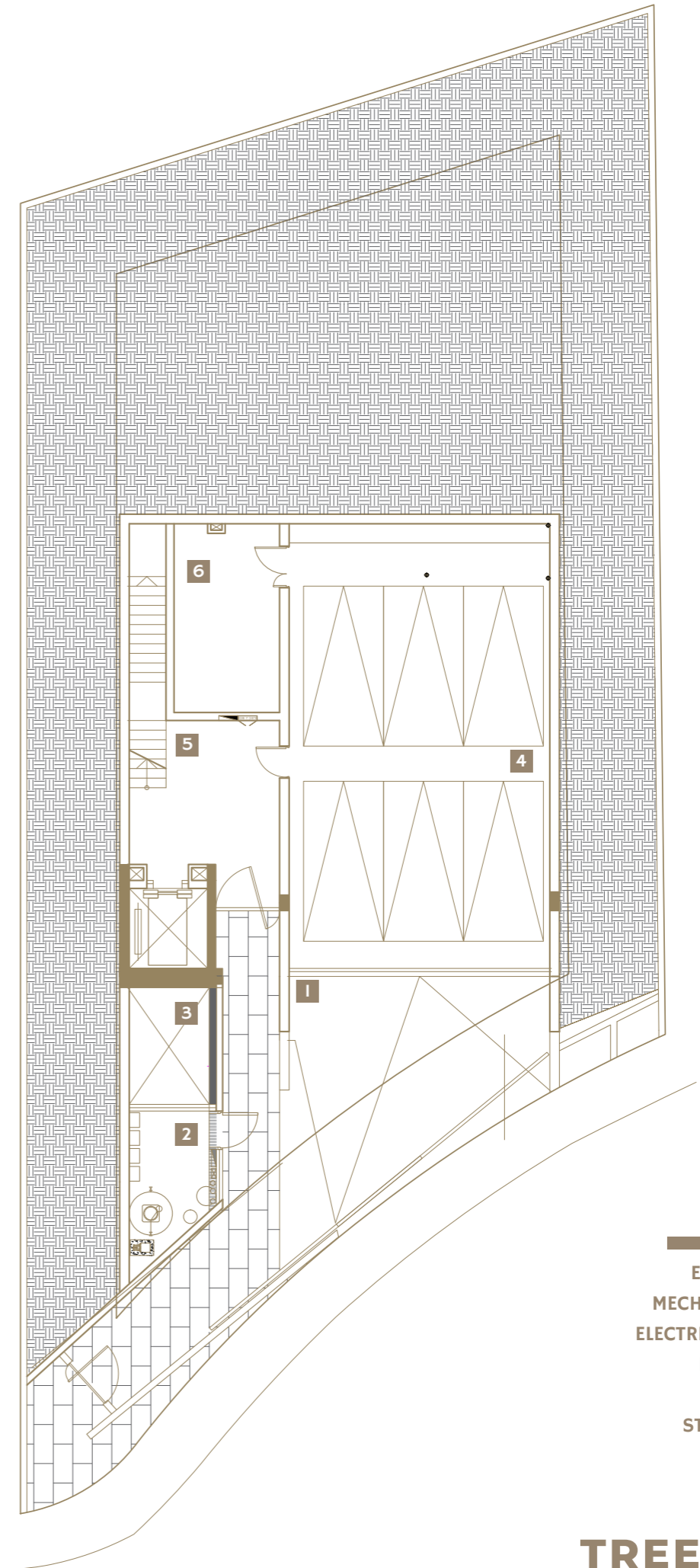
 10 MINS FROM THE BEACH

 5 MINS FROM HIGHWAY EXITS

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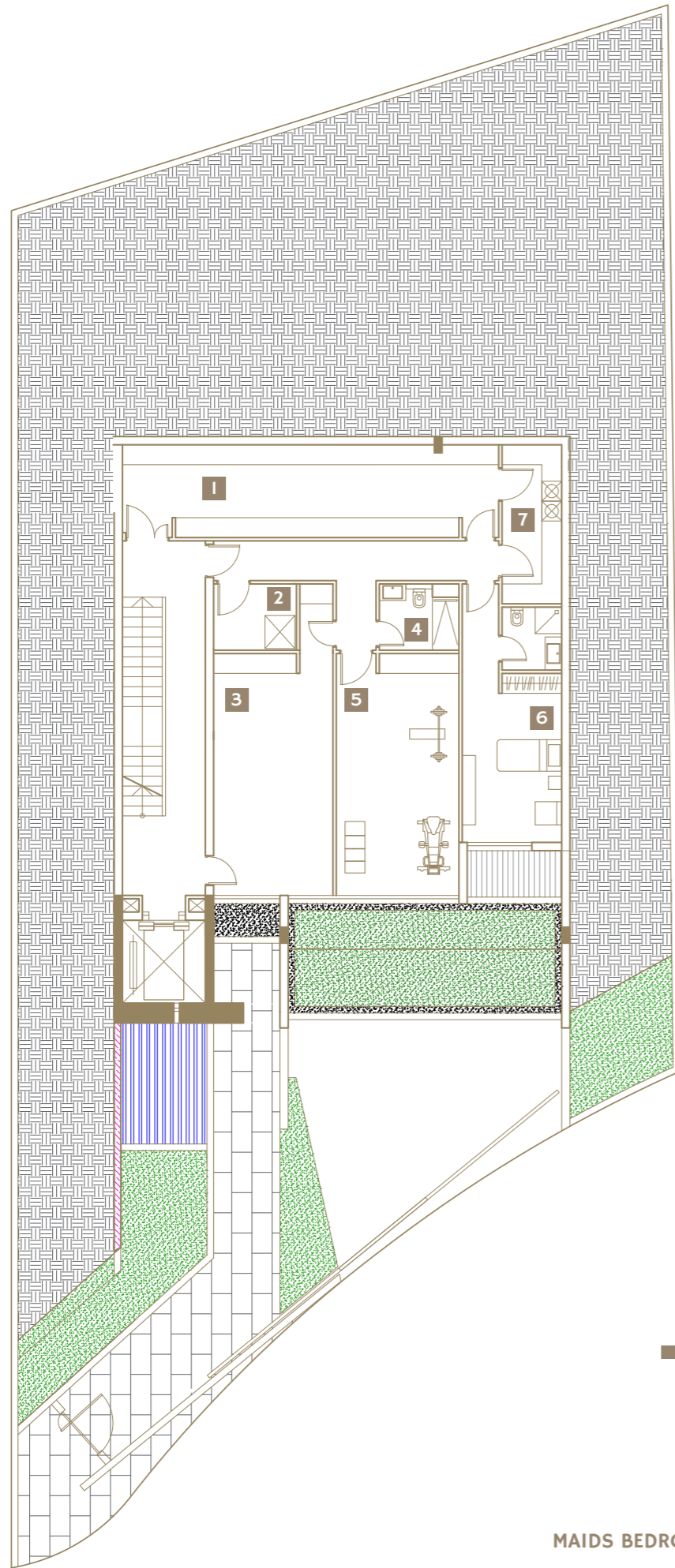
# Ground Floor



- ENTRANCE/EXIT 1
- MECHANICAL ROOM 2
- ELECTRIC GENERATOR 3
- PARKING AREA 4
- LOBBY 5
- STORAGE ROOM 6



# First Floor

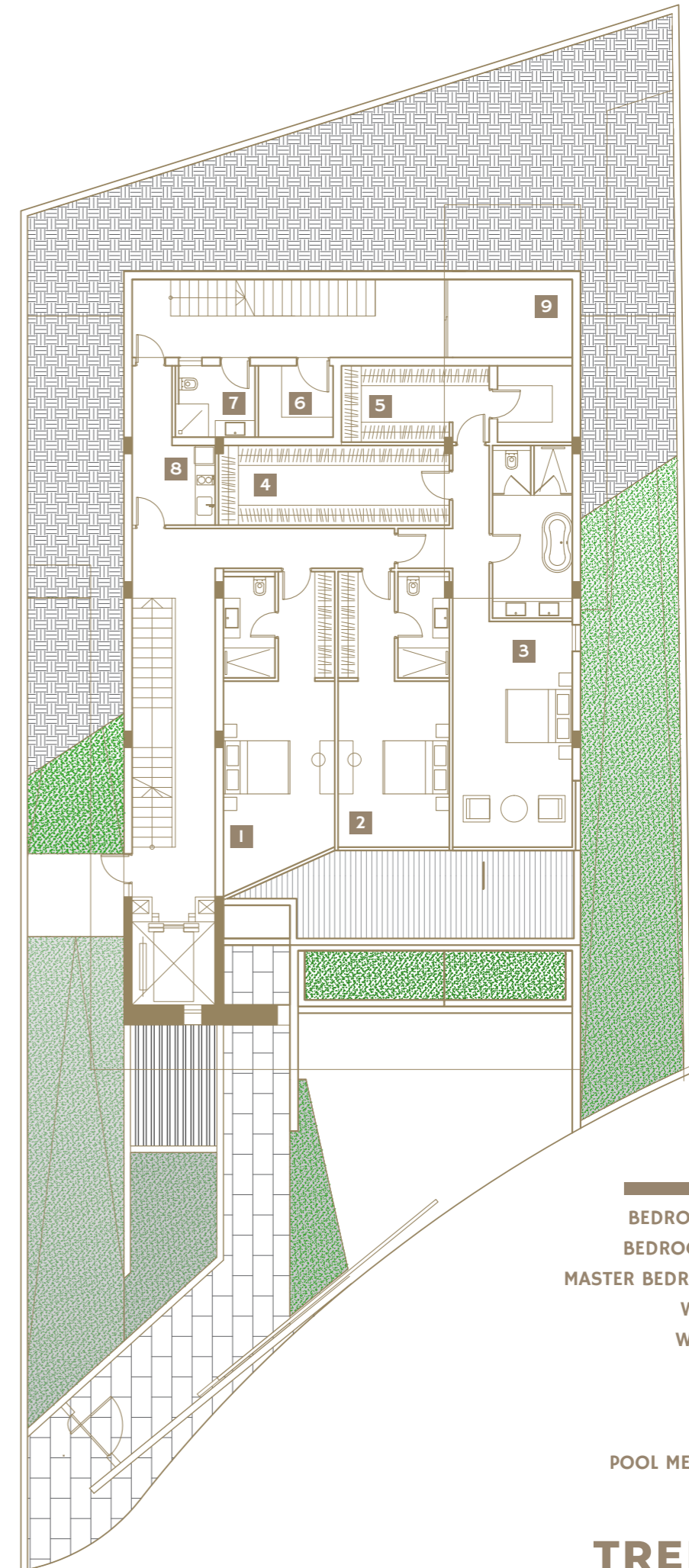


- STORAGE ROOM 1
- SERVER ROOM 2
- PLAYROOM 3
- BATHROOM 4
- GYM AREA 5
- MAIDS BEDROOM & EN SUITE 6
- LAUNDRY 7





# Second Floor

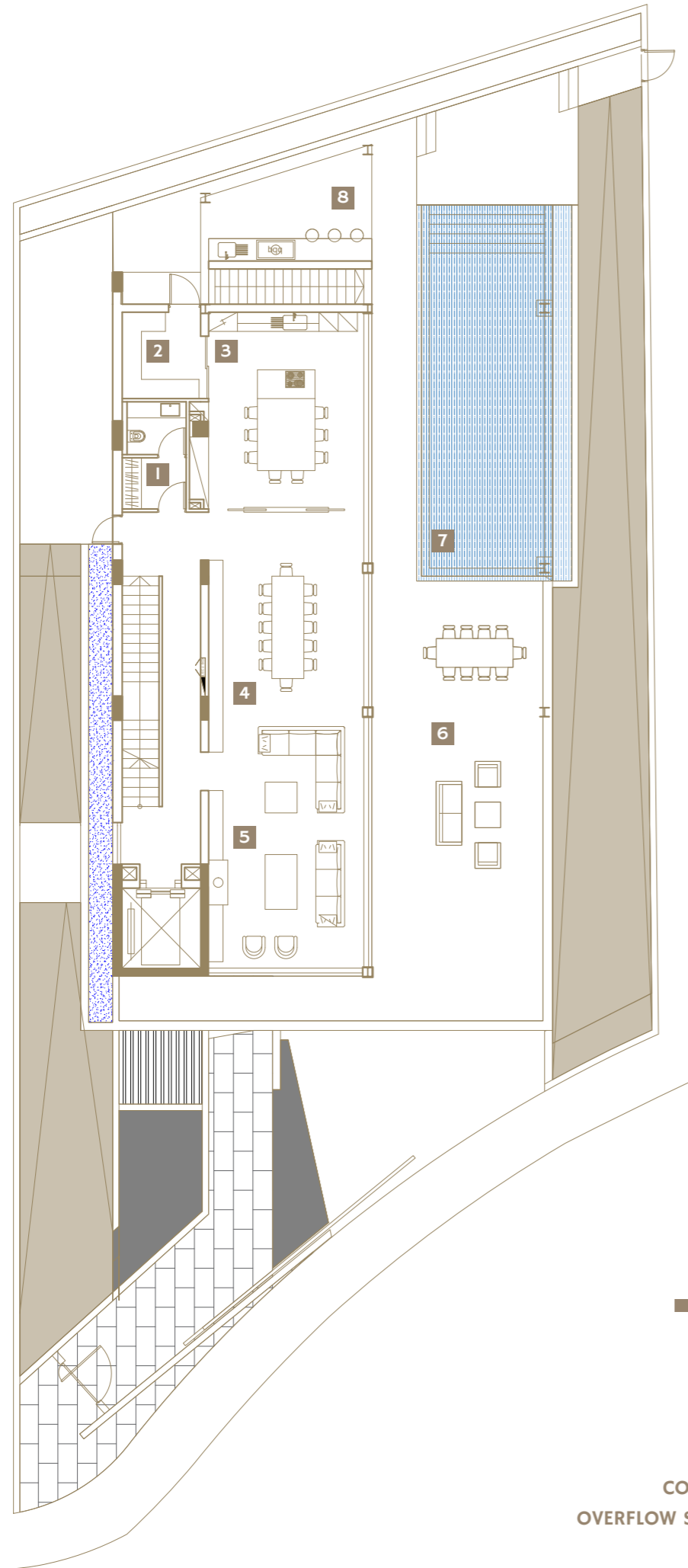


- BEDROOM 1 & EN SUITE 1
- BEDROOM 2 & EN SUITE 2
- MASTER BEDROOM & EN SUITE 3
- WALK IN CLOSET 1 4
- WALK IN CLOSET 2 5
- STORAGE ROOM 6
- BATHROOM 7
- KITCHENETTE 8
- POOL MECHANICAL ROOM 9

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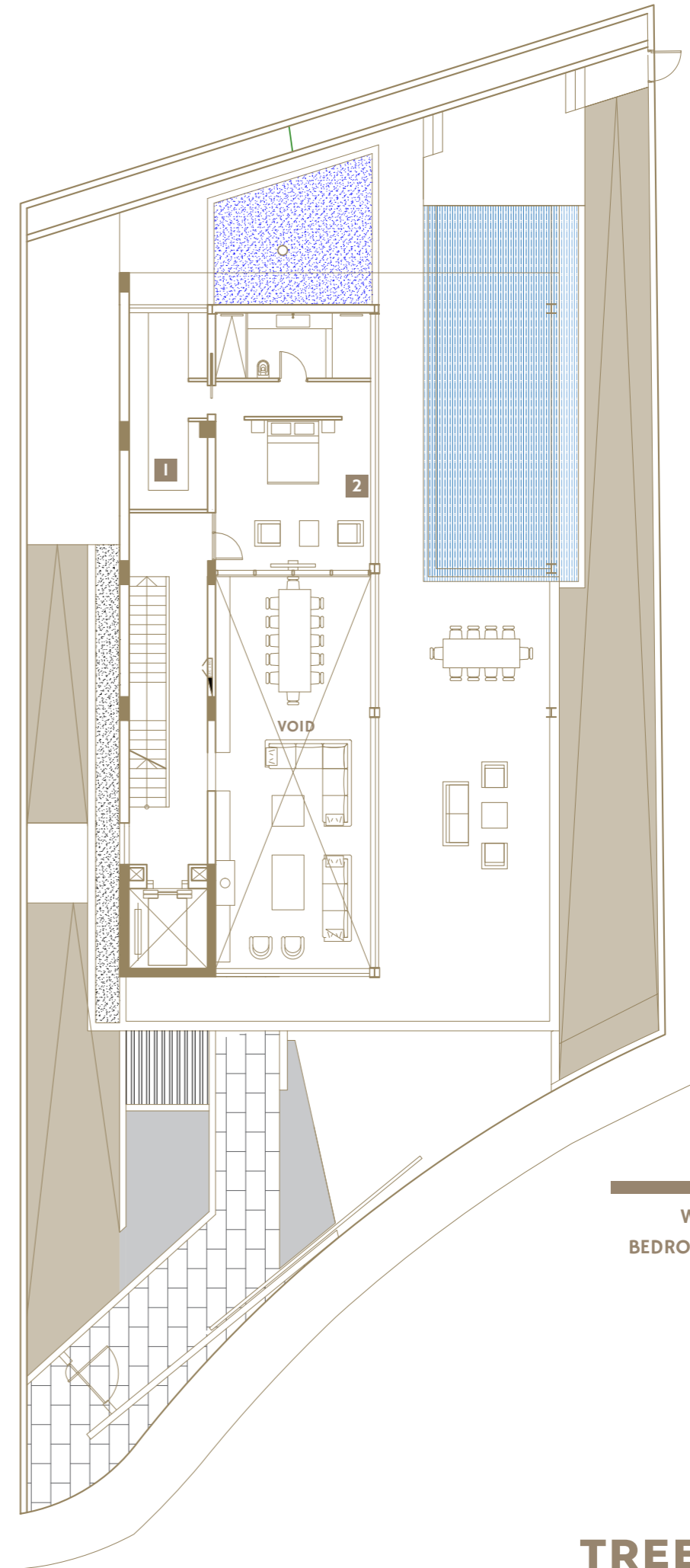
# Third Floor



- GUEST TOILET 1
- PANTRY 2
- KITCHEN AREA 3
- DINING AREA 4
- LIVING AREA 5
- COVERED VERANDA 6
- OVERFLOW SWIMMING POOL 7
- BBQ AREA 8



# Mezzanine Floor



WALK IN CLOSET 1  
BEDROOM & EN SUITE 2

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Kinnis Property Developers is a Limassol based development company with a significant industry presence. The company offers an exceptional range of houses, apartments and commercial developments.

Through in-depth research, and using a steady and considered approach to business, the company is able to provide customers with extremely well-constructed properties, positioned in prime locations and noted for their contemporary architecture.

Kinnis properties stand out for their up-to-the minute designs and their functionality, and are truly impressive. Projects are designed by renowned architects who successfully combine the very best materials with the latest trends in building design. Careful attention to detail and an obsession with perfection create prominent architectural masterpieces that fully meet the demands of a modern lifestyle.

The Kinnis Group of Companies is a well-established property development group committed to:

- Developing properties with an emphasis on quality, design, comfort and value for money.
- Consistently meeting customer demands and exceeding their expectations.
- Striving to build homes that really do improve the way of life for owners.

## OUR VALUES

We believe that in order to make a difference, our work must be conducted with integrity and transparency – only in this way will our customers get maximum satisfaction.

We constantly aim to deliver excellence, and are passionate about quality at every touch point.

We strive to achieve our goals through hard work, personal dedication and mutual respect.

## OUR AIM

**Our key aim is to always offer houses and apartments that are built to the highest standards. To us quality is not just a word, it's a way of life, and every aspect of the design and construction process is quality driven.**

Buying a home is not something that happens many times during a lifetime. So buyers need to be confident and assured. This is why we will assist in every stage. We can help find the most appropriate location, style and configuration, and in many cases we can tailor a home to suit individual needs.



We carefully select the most appropriate plots and locations to develop our properties, and design buildings that are distinctive, yet blend sympathetically with their environment turning innovative and creative thinking into reality.

## CONTACT US

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### OUR CONSULTANTS

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**& A S S O C I A T E S**

ARCHITECTS

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**DISCLAIMER**

The contents of this brochure are purely conceptual and do not form any part of a sales contract and have no legal binding on us. While we endeavour to portray the development accurately, we reserve the right to amend the layout plans, number of floors & units, elevation, colour scheme, specifications and amenities, etc. without notice. E&OE