

THE VILLA LUNA

BY



ADVANCED TECH
PROPERTIES LTD



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PROJECT CONCEPT

This ultra-modern villa is located on the hills of Paniotis, one of the most prestigious residential areas of Limassol. The property with the unobstructed city and sea views re-defines true luxury by offering an exceptional design in a prime location.



EXTERIOR

Magnificently set on a large plot, offering manicured Mediterranean gardens and a large swimming pool, the villa has been built with top-quality materials.

Strong attention to detail to guarantee the ultimate comfort



Ultramodern building facade and materials





THE VILLA LUNA

The Oval

The One

INTERIOR

Constructed over three levels, all accessible through a private lift, Villa Luna has been carefully designed to offer the perfect distribution of space and light. The living area features high-ceilings, double-size bedrooms with floor-to-ceiling windows, a modern kitchen with top of the line appliances, and a state-of-the-art SPA with sauna, hammam, and additional space for entertainment. Villa Luna is one of the most attractive estates in Limassol, offering an impressive fusion of style and sophistication to answer the demand of the most discerning buyer.



UNDERGROUND FLOOR

One bedroom with en-suite bathroom, wine cellar, large gym, cinema/game room, sauna, hamam, bathroom, laundry room, swimming pool equipment room, mechanical equipment room, two storage rooms, garage with parking space for 4 cars.





GROUND FLOOR

Entrance hall, large living room with water vapor fireplace, large dining and kitchen area, guest bathroom, barbeque area, outdoor sitting area, saltwater heated swimming pool 12 x 5 m and fountain.













1ST FLOOR

Spacious master bedroom with en-suite bathrooms and walk-in closet, 3 large bedrooms with en-suite bathrooms, sitting area and office.









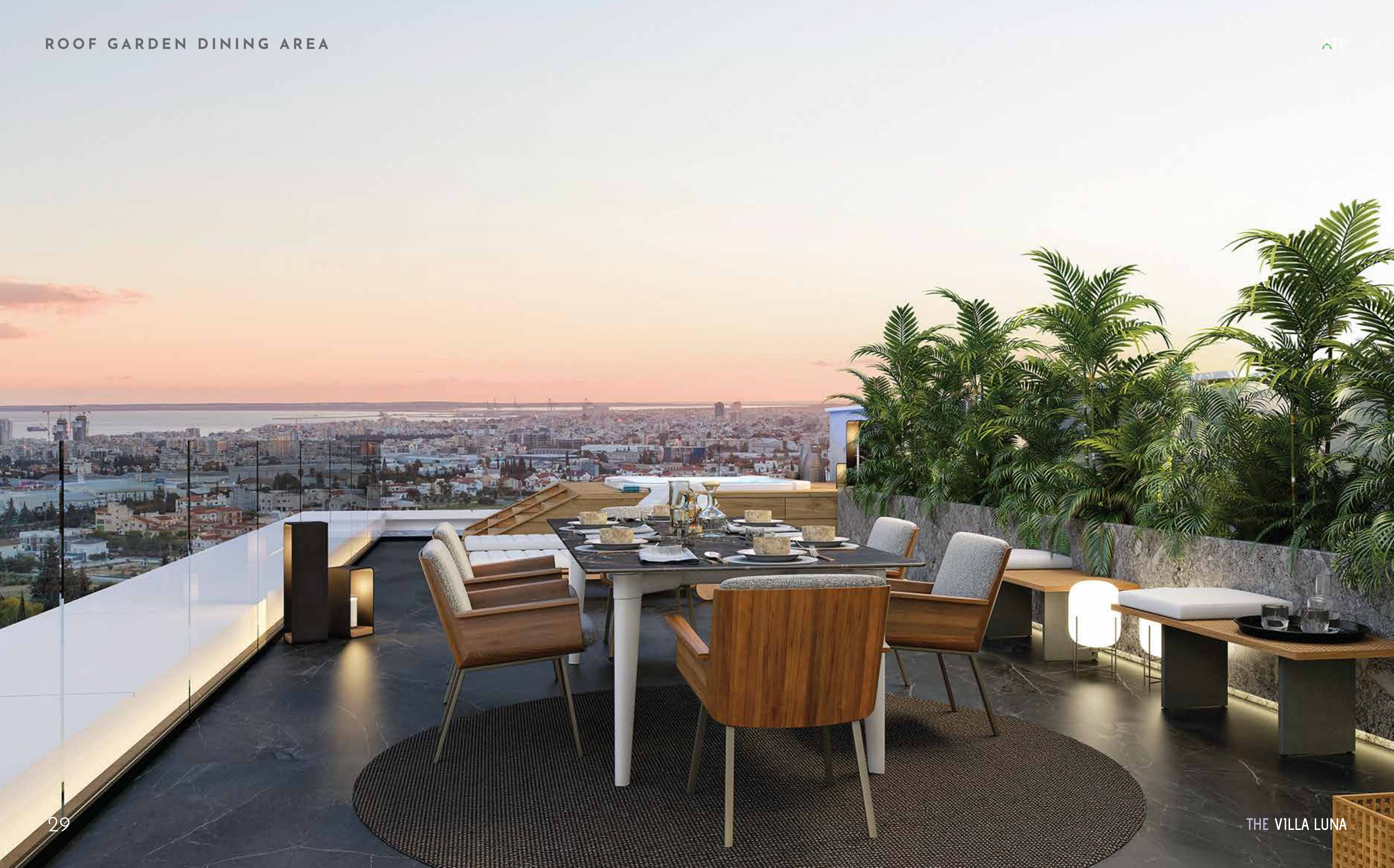


ROOF GARDEN

Large sitting area, garden, jacuzzi for 6 persons, sun beds area, barbeque, bathroom.





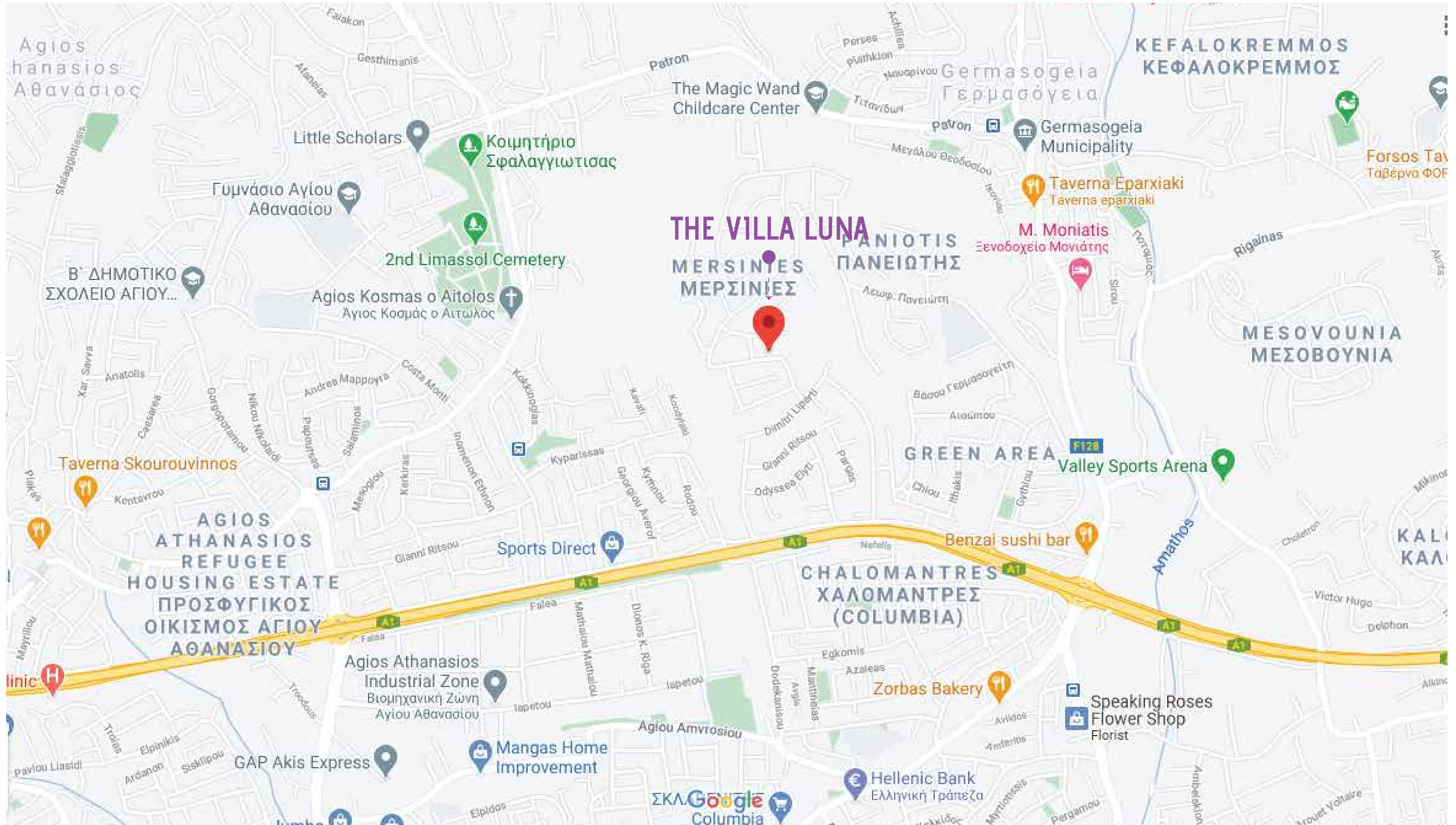






LOCATION & ACCESS

Villa Luna is located in one of the most exclusive areas of Limassol, just 15 minutes' drive from the city's historical center. At 86 meters above the sea level, Villa Luna boasts uninterrupted, breath-taking views of the city and Mediterranean Sea, and is at an arm's reach of Limassol's finest dining, shopping, leisure and entertainment experiences. The property enjoys easy access to the A1 Nicosia-Limassol motorway, which links the capital of Cyprus with all other major cities, as well as the largest port on the island, and Larnaca and Paphos international airports.



AMENITIES

- VRV Central Air-Conditioning System (Daikin)
- Double Glazed Doors and Windows
- Electric Elevator for 5 persons (Kone)
- Fully fitted kitchen and laundry room (Bosch)
- Real Marble Floors in all areas except bedrooms.
- Granite Kitchen Tops
- Oak Wood Parquet Floors in bedrooms
- Decorative ceilings with hidden led lights
- Designer fitted lights

AMENITIES

- Underfloor Water Heating System
- Water filtering and softening system
- Fully equipped gym (Bodytone)
- Climate control in wine cellar
- Water vapor fireplace in the living room
- Automated Led Lighting System
- Sauna (Klafs) and hamam
- Heated Infinity saltwater Swimming Pool 12 x 5 m
- Professional Outdoor Hot Tub for 6 persons (Hydropool)
- Fully fitted outdoor barbeque

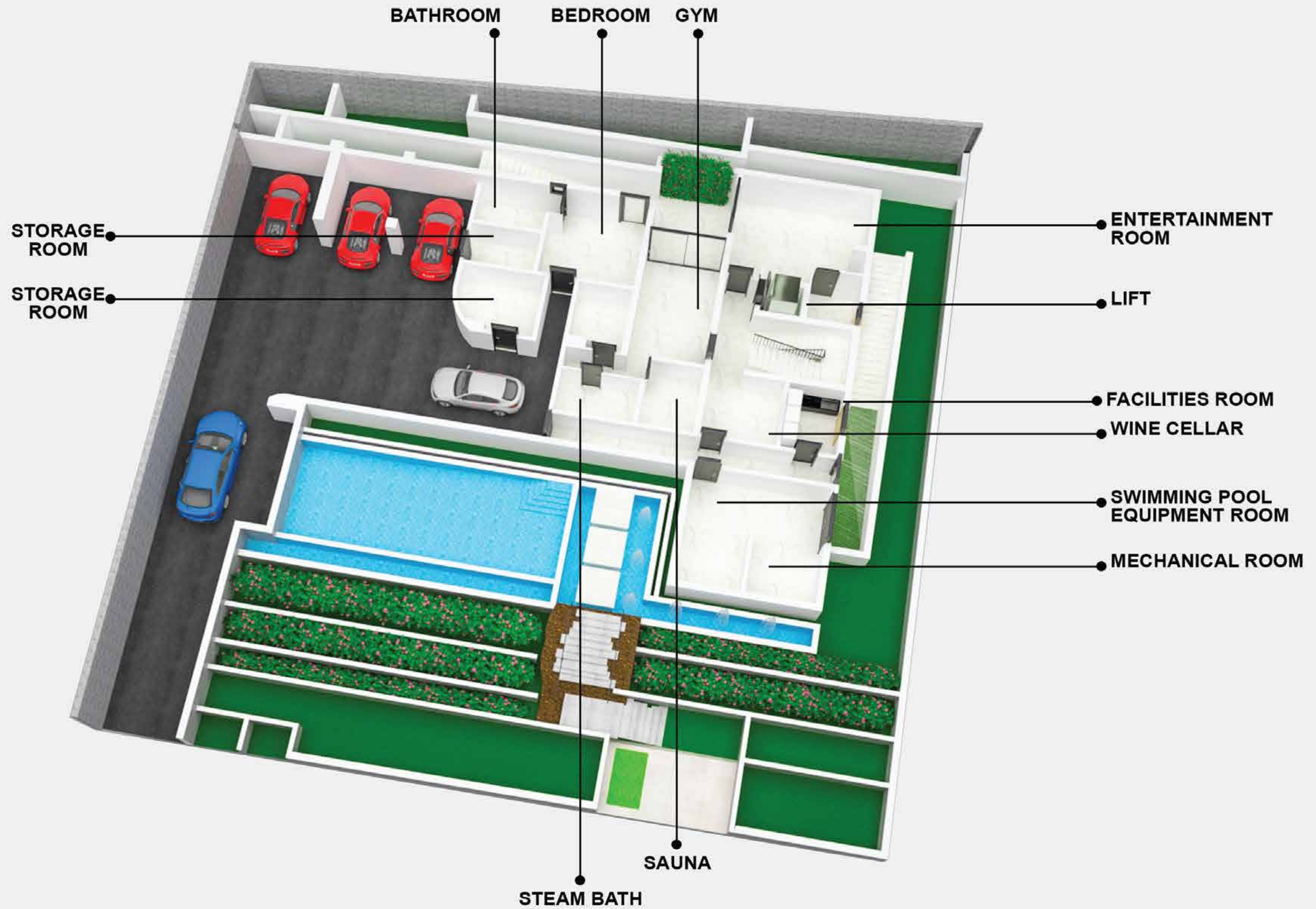
AMENITIES

- Outdoor Fountain with multicolor led light system
- Photovoltaic Solar Panels System 5 KVa
- Solar Water Heating System
- Security Cameras
- Fire and burglar alarm systems
- Videophone system
- Automated Garage Gates & Doors
- Own Water Well
- Automated Garden Watering System
- Landscaped gardens

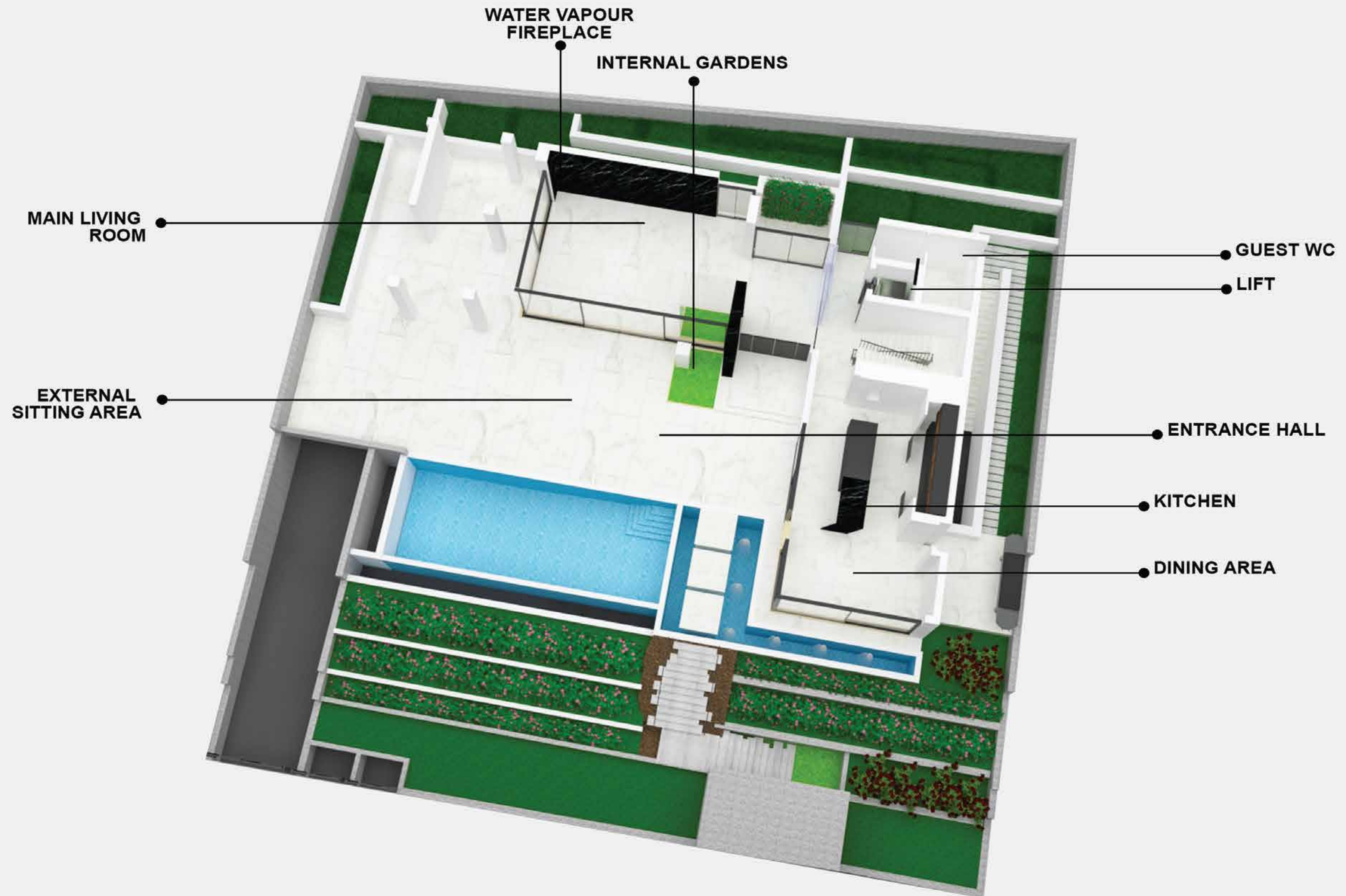
FLOOR PLANS



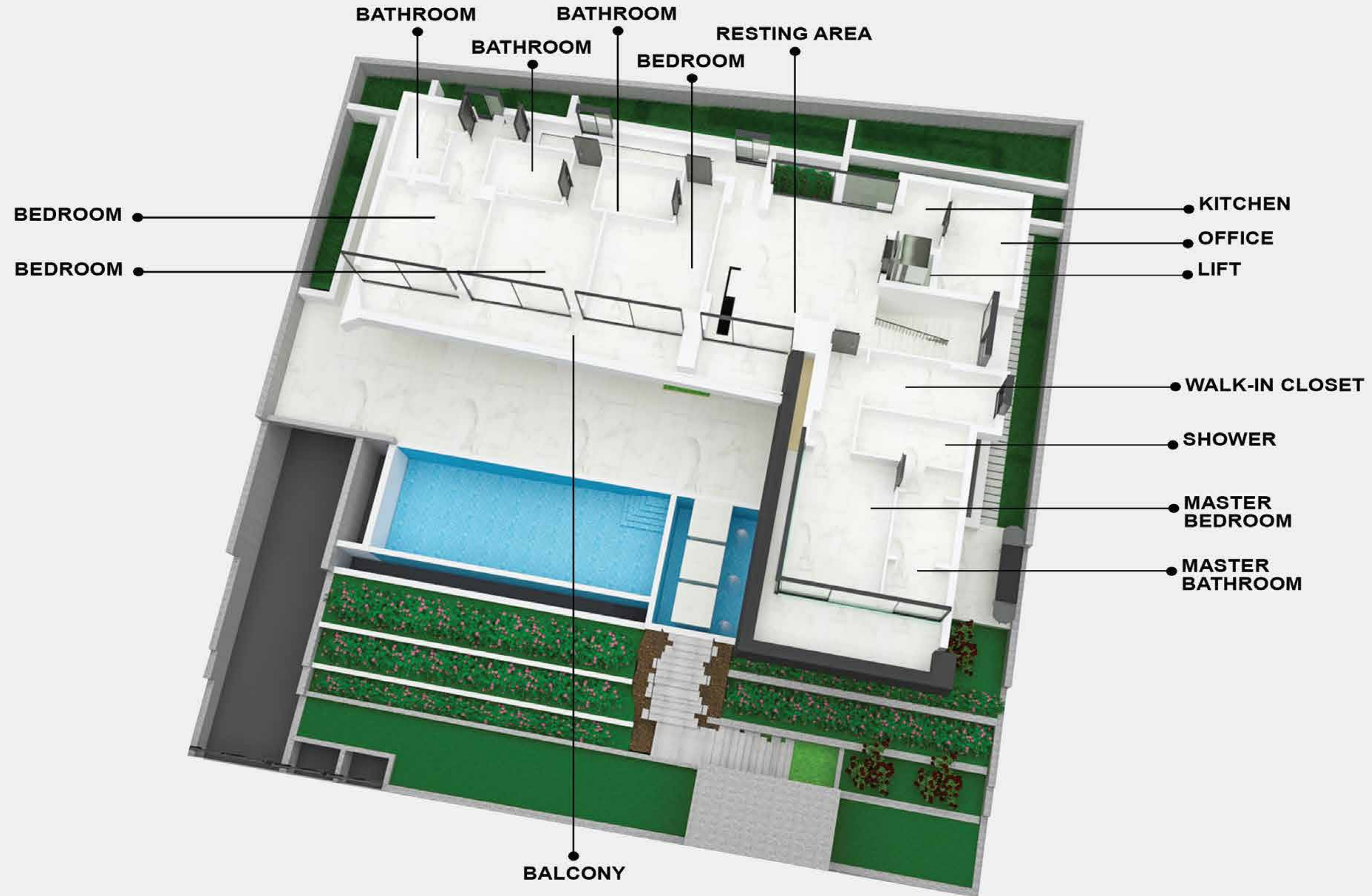
BASEMENT FLOOR



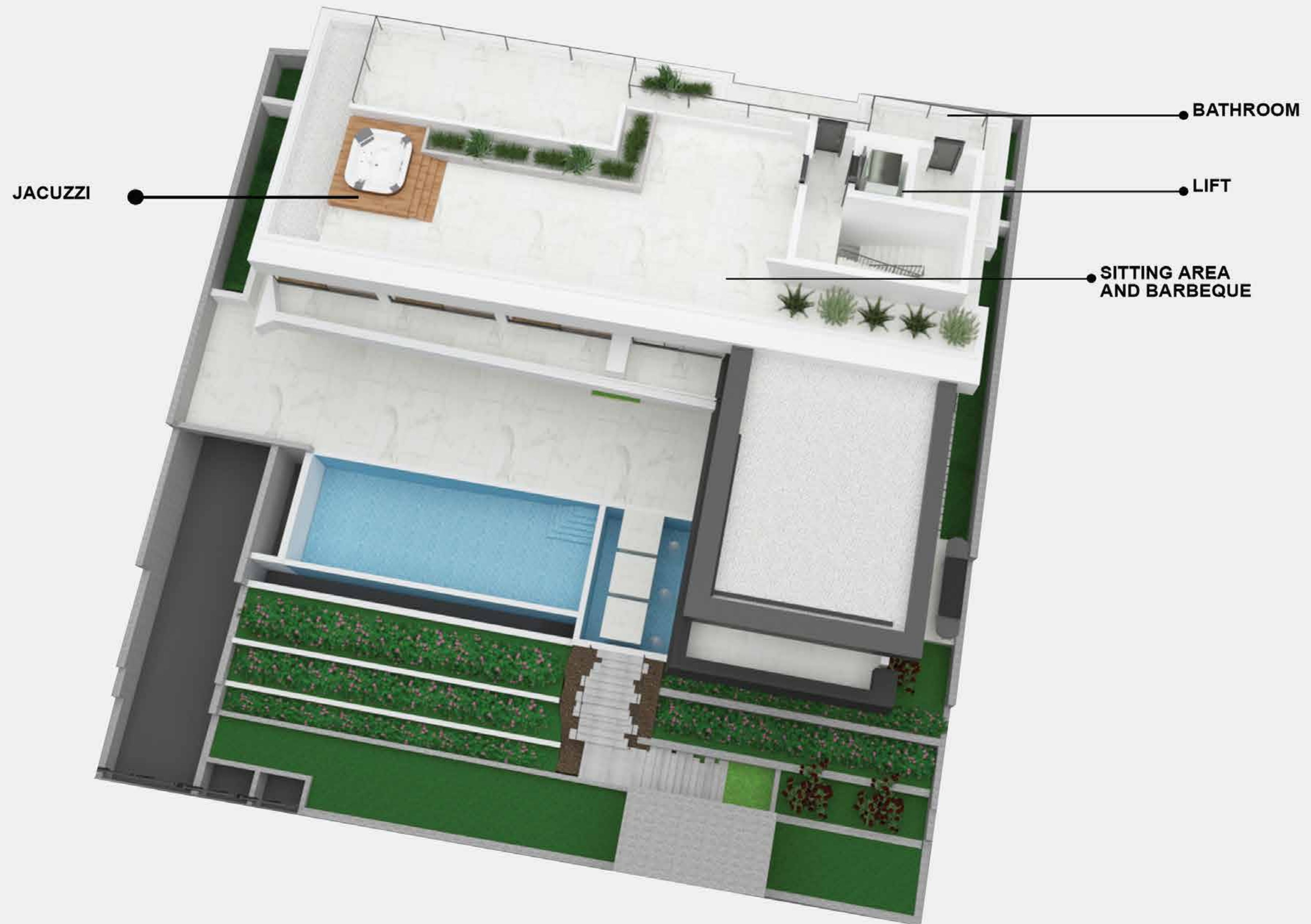
GROUND FLOOR



FIRST FLOOR



ROOF GARDEN



STRUCTURAL FRAME

The structural frame of the building is made of reinforced concrete, insulated and waterproofed externally. It is designed to conform to anti-seismic regulations and was erected under the strict supervision of the civil engineer.

INTERIOR AREAS

The villa features real marble floors throughout the property, a large water vapor fireplace in the living room, water wall in the entrance hall and suspended ceilings in designer-painted plasterboards. All areas feature recessed and concealed LED lighting fittings and stylish modern chandeliers from the top designer brands. All bedrooms have real wood-engineered parquet floors; interior solid core doors are made for the best sound insulation; interior walls are painted with designer paints hand-selected by the interior designer.

ENTRANCE HALLS & CORRIDORS

The entrance hall and all corridors are finished with marble floors, plastered walls with designer paints, modern style decorations and plasterboard ceilings with recessed lights.

ELEVATOR

The villa has large electric elevator for 6 persons nicely decorated with modern fittings.

EXTERNAL WALLS

The property's external walls are built with special thermal insulation materials and covered with Alucobond panels cladding.

CENTRAL HEATING & AIR-CONDITIONING

The central heating is an underfloor water system connected to the VRV air-conditioning system. It allows for independent temperature control in the living room, each bedroom and bathrooms.

For air conditioning in the property, a high performance, energy efficient VRV system is used with concealed ceiling units featuring elegant grilles in all living areas. The system allows independent temperature and fan speed control for each room.

SPECIFICATIONS & MATERIALS

EXTERNAL DOORS & WINDOWS

All balcony doors and windows are made from high-quality thermal powder-coated aluminum with double glazed with low-E semi-reflective glass.

KITCHEN

The kitchen is finished with top quality laminates cabinets featuring tops from real granite, as well as soft-closing systems for drawers and hinges. It is fully equipped with the best European brands, and features a dishwasher, refrigerator, oven, microwave and coffee machine.

LIGHTING CONTROL SYSTEM

The villa's lighting is controlled by a state-of-the-art lighting control system. This features a built-in time-clock to regulate exterior lighting based on sunrise and sunset and allows for centralized lighting management and control from wall-mounted and remote-controlled keypads and switches.

SWIMMING POOL

The villa's large all-season heated salt water swimming pool is decorated with a glass mosaic and equipped with the RGB Swimming Pool Lights Multi Color system.

SECURITY FACILITIES

CCTV monitoring, burglar and fire alarm systems installed to control and protect perimeter of the property and all areas.

ENERGY PERFORMANCE

The building is designed to satisfy the highest energy-saving standards and has obtained the Energy Performing Certificate with an 'A' rating. The property features its own 10 Kva photovoltaic power plant installed on the roof of the building.

ABOUT LIMASSOL

The most cosmopolitan city in Cyprus, Limassol is renowned for its vibrant atmosphere and spontaneous hospitality. Retaining the character of its rich and colourful history, the city also serves as a thriving commercial centre for its international community







Fine dining

Traditional Cypriot cuisine is one of the finest in the Mediterranean – and there's no better place to enjoy its fresh, enticing flavours than in the tavernas of Limassol. But in keeping with the city's cosmopolitan nature, there is also a mouth-watering choice of international restaurants for you to discover – Italian, French, Spanish, Chinese, Japanese. Whichever you choose



Day life to nightlife

Whether for business or pleasure, Limassol offers a wealth of variety day or night: from bustling markets and exuberant festivals to relaxing spas; ancient monuments and museums to fashionable boutiques and art galleries; prestige hotels and gourmet restaurants to lively tavernas and glamorous bars and clubs. Locals and visitors to the city can now also enjoy world-class gaming and exceptional dining at Cyprus Casinos, with each visit offering the unique Melco Resorts-style entertainment experience in luxurious style and comfort.



Education

There are over a hundred educational institutions in the city. Limassol hosts Saint Mary's school, a Catholic private school open to all religions and races, as well as other private schools, such as The Grammar School Limassol, American Academy, The Heritage Private School and Foley's Grammar School.

In addition to the various Greek-speaking Elementary schools, Limassol is home to the Limassol Nareg Armenian school.

Climate

Limassol has a subtropical-mediterranean climate (Köppen climate classification: Csa)[16] with hot and dry summers and pleasant winters, which are separated by short springs and autumns which are generally warm and sunny. From December to March the weather is unsettled and can be rainy and windy. Sunshine averages around 6 hours a day. Snow in Limassol is a very rare occurrence and usually falls mixed with rain every 7 to 13 years. Snow mixed with rain fell in February 2004, in January 2008 and in February 2012. In spring the weather is mild to warm and pleasant. It is sunny almost every day and the temperatures are around 19–20 °C (66–68 °F) in the day and 9 °C (48 °F) in the night.

Economy

Limassol is an important trade centre of Cyprus. This is due to the presence of the UK sovereign base at Episkopi and Akrotiri, and to the displacement of the population in Limassol after the Turkish invasion in 1974. The trade markets are gathered in the centre of the town and in the tourist area along the coast that begins from the old harbour and ends in Amathus area. Most of the hotels, restaurants, confectioneries, discos and places of entertainment in general, are to be found in this area.

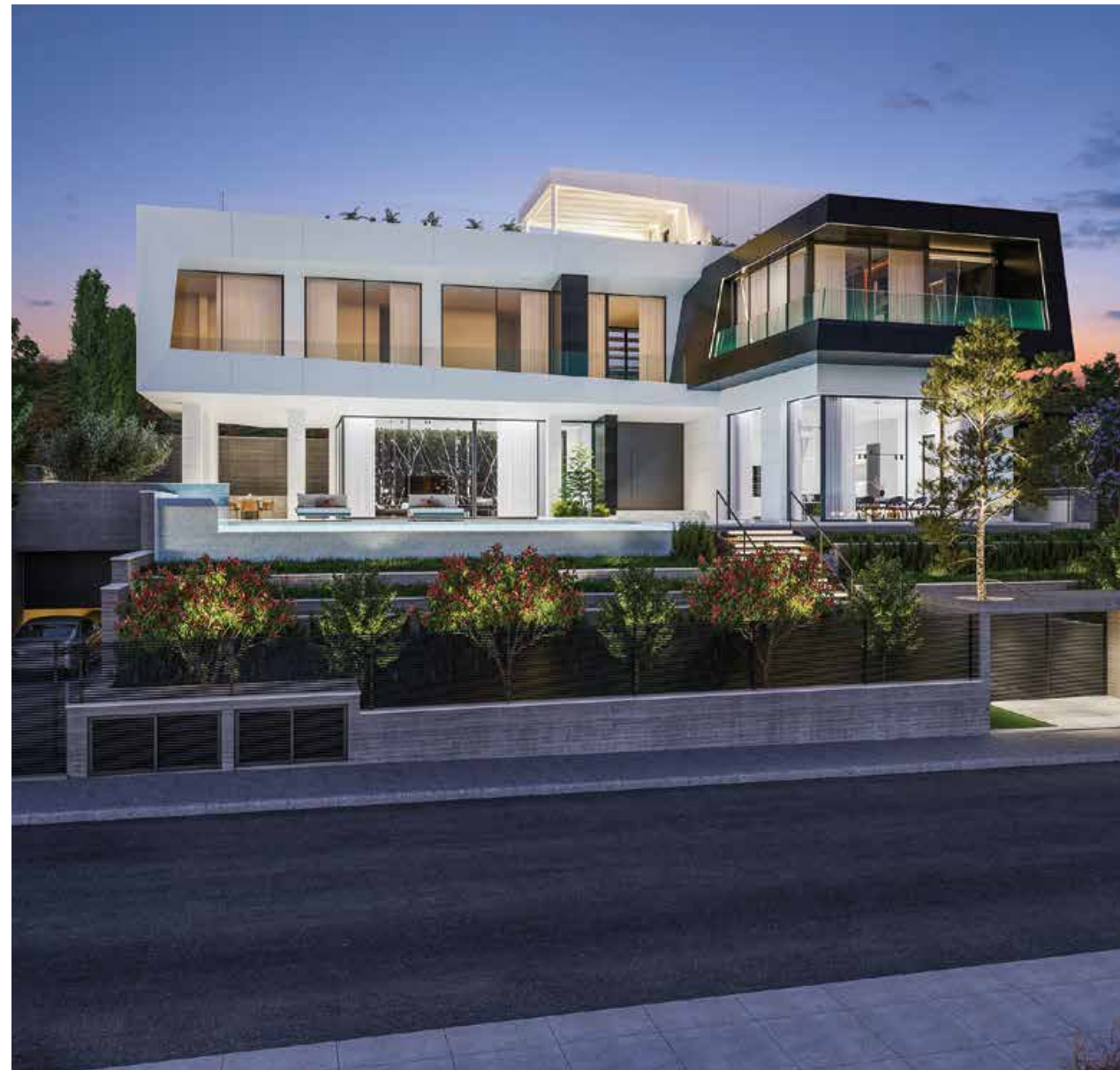


THE TEAM

photiou architects

Architects

Established in 1973, Photiou Architects is an award-winning architectural firm based in Limassol. Their projects include the five-star Grecian Park Hotel in Ayia Napa, the Aphrodite Hills housing development in Kouklia and the internationally acclaimed Residence 51 in Limassol.



Structural Engineers

Since their launch in 2010, ASD Sotiriou has quickly become one of the most respected structural engineering firms in Cyprus. Their projects include the state-of-the-art Timinis headquarters building, the Castle Residences at Limassol Marina, Park Tower, Olympic Resort and the award-winning Sapphire Business Centre, all in Limassol.



Quantity Surveyors

Christophorides Makris & Partners is one of the leading professional practices in Cyprus, with offices in Limassol and Nicosia. Among their projects are the PANAYI Winery and Hotel Complex in Kato Drys, the Columbia Plaza Complex and New District Court (both in Limassol), and the New National Theatre in Nicosia.



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