



ANDREAS XENOFONTOS
DEVELOPERS LTD

PENTHOUSE
FOR
SALE

301B



OVERVIEW

Browhill Residences, Block B



**Costa Monti
Agios Athanasios,
Limassol, 4106 Cyprus**



**3 Bedroom
+ 1 Studio**



4 Bathrooms



2 Garage



Area 366 m²



1 Private Rooftop Pool

DESCRIPTION

Welcome to the epitome of luxury living in Limassol! Experience the pinnacle of elegance and sophistication in this stunning 3-bedroom penthouse. Indulge in the ultimate relaxation on your private roof garden, complete with a refreshing swimming pool. With its open plan design and expansive windows, the living room offers breathtaking panoramic views of Limassol's magnificent sea. Immerse yourself in the allure of contemporary design, accentuated by the use of top-quality materials, and prepare to be captivated by the remarkable sea vistas that await you in this extraordinary penthouse.



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More Information:

Rooms: 9	Garage: 2	Roof Garden: Yes
Bedrooms: 3 + 1 Studio	Storage: Yes	
Bathrooms: 4	Pool: 25.0 m2 (Private Rooftop Pool)	
Internal Areas: 150.2 m2	Covered Veranda: 60.3 m2	Uncovered Veranda: 7.0 m2
Roof Garden: 84.0 m2	Extra Studio: 39.5 m2	Total Area: 366.0 m2

SPECIFICATIONS

COMMON AREA

- Modern and luxurious architectural decor in the building design
- Thermal insulation bricks (25cm) on the outside walls
- Thermally insulating polystyrene (8cm) throughout the entire building
- Luxury electric technology elevator
- Electrically operated gates/bars for the parking area
- Construction with anti-seismic specifications
- Bituminous waterproof membranes on roof, balcony and on concrete surfaces that are exposed to the weather
- Modern interior design at the lobby of the building

PENTHOUSE (General)

- Open plan design
- Panoramic sea view (from East to West)
- Perimeter openings provide a better view from inside the living room and kitchen
- Electric shutters on the bedroom's windows
- Concealed air conditioning in the living room and kitchen, split-unit A/C in all bedrooms
- Underfloor heating system with a heat pump covers both the interior area and the roof garden's storage
- High ceilings with plasterboard decoration, secret lights and modern chandelies
- Glass railing on the veranda
- Private storage (ground floor)
- Extra safety entrance door
- MDF with acrylic finishes on all the cupboards and internal doors
- Porcelanato kitchen countertops and sink
- Island Bar in the kitchen
- Sound system in kitchen and living room area
- Main entrance door equipped with a Wi-Fi system (camera, do not disturb, memory, etc.)
- Smart home, knx system (Eelectron, Italian design)
- En suit bathroom (in the main bedroom)
- Freestanding bathtub and shower in the main bathroom
- Guest toilet
- Plastic pipe in pipe system (for hot and cold water) with central pressurized water system
- PVC storage tank
- Solar system panels (for hot water)
- Led lighting around the verandas

BATHROOMS

- Interior design with plants, mosaics tiles and modern lighting
- Synthetic granite used for sink countertops in all bathrooms
- Wall-mounted wc Laufen (hidden mechanism Grohe)
- Grohe mixers (German)

ROOF GARDEN

- Swimming pool equipped with a jacuzzi system and seating bench
- Waterfall, from the wall into the swimming pool
- Exterior space for tv with electric shutter
- Extra exterior shower area
- Barbeque area (with sink)
- Extra storage (on the roof) with all the provisions to become a studio
- Access to roof garden by elevator & by private external stairs