



SUNRISE VILLA NO. 5

WELCOME

Sunrise Villa No. 5 is a unique residence built by CCS Stylianides Group to the highest standards in one of Limassol's most sought-after locations, Moutagiaka area. Affording the ultimate in luxury family living and offering a superb balance of both formal and relaxed living spaces, Sunrise Villa No.5 is a perfectly designed family home.

TOTAL AREA OF 351m² | PLOT AREA OF 495m² | 4 DOUBLE BEDROOMS | 5 BATHROOMS

PRIVATE GARDEN | PRIVATE PARKING | OVERFLOW SWIMMING POOL | ROOF TERRACE

VILLA NO.5







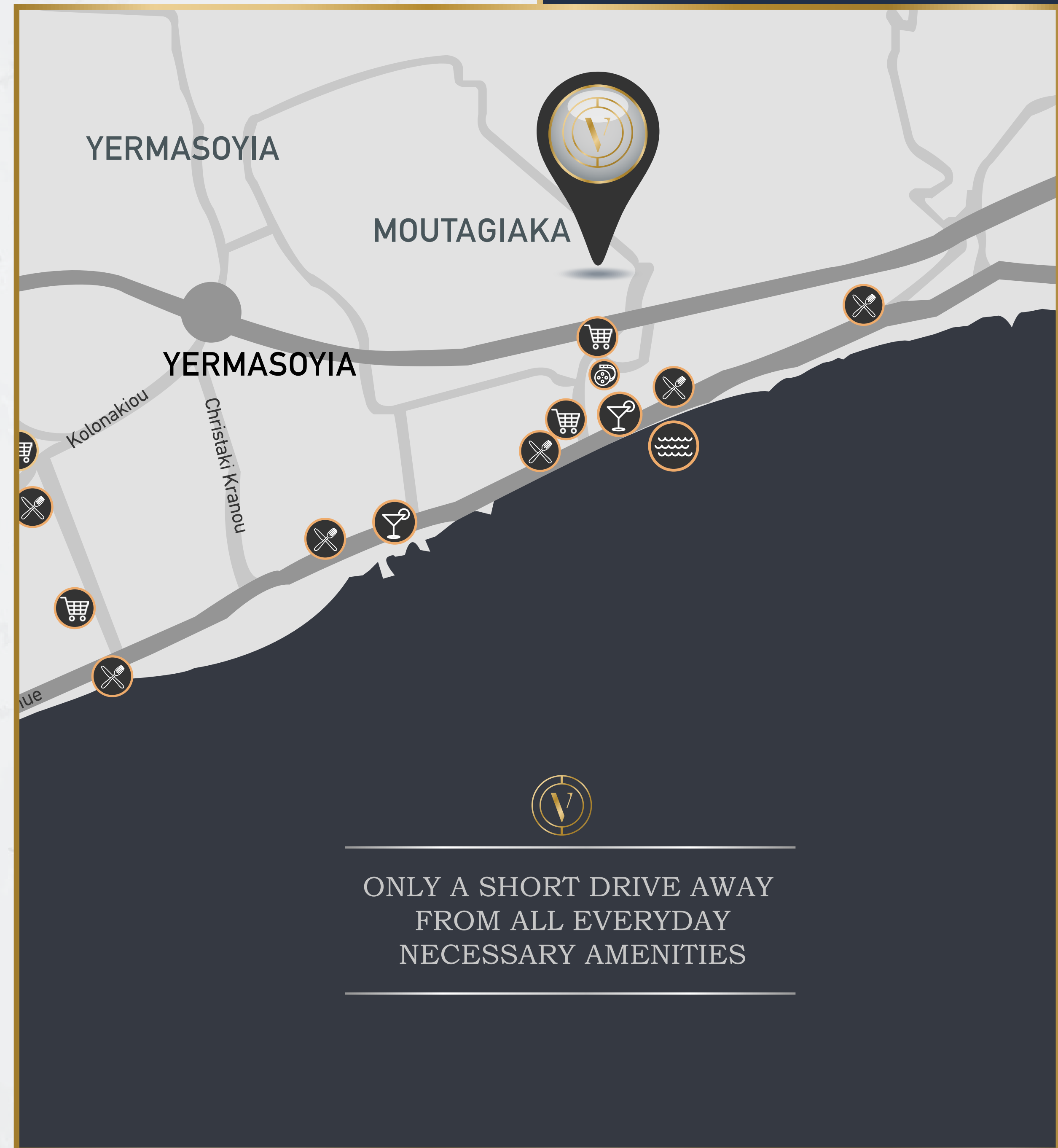
A SUPERB BALANCE OF BOTH
FORMAL AND RELAXED
LIVING SPACES

VILLA NO.5



LOCATION

Sunrise Villa No. 5 is located in Moutagiaka Area a prime residential area of Limassol, this exclusive location offers lovely views of the sea and surrounding countryside and is close to the beach and all amenities. Supermarkets and mini-markets, bakery, K-Cineplex cinema, beach cafes and restaurants are all within 5 minutes' drive. Limassol City Centre is only a short drive (5-10 minutes), private schools (Grammar School, Heritage & Foley's all within a radius of 10 – 15 minutes drive.



ONLY A SHORT DRIVE AWAY
FROM ALL EVERYDAY
NECESSARY AMENITIES

LIVING AREA

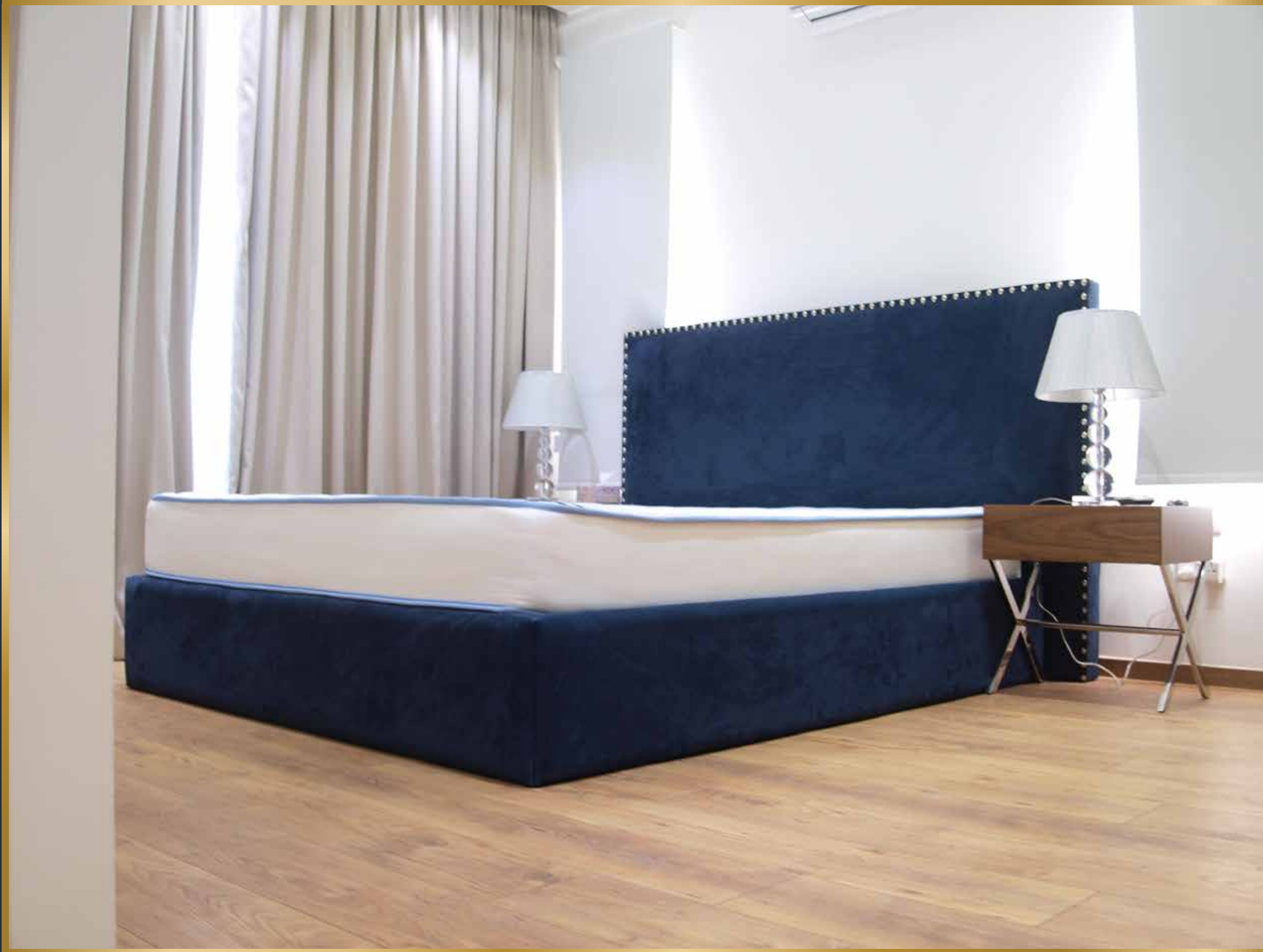
A comfortable, inviting and full of style living space that is suitable for enjoying family time and entertaining loved ones. Just a balcony door away lies the lovely patio area where you can enjoy the Cyprus's warm sunny days next by your own private overflow swimming pool.

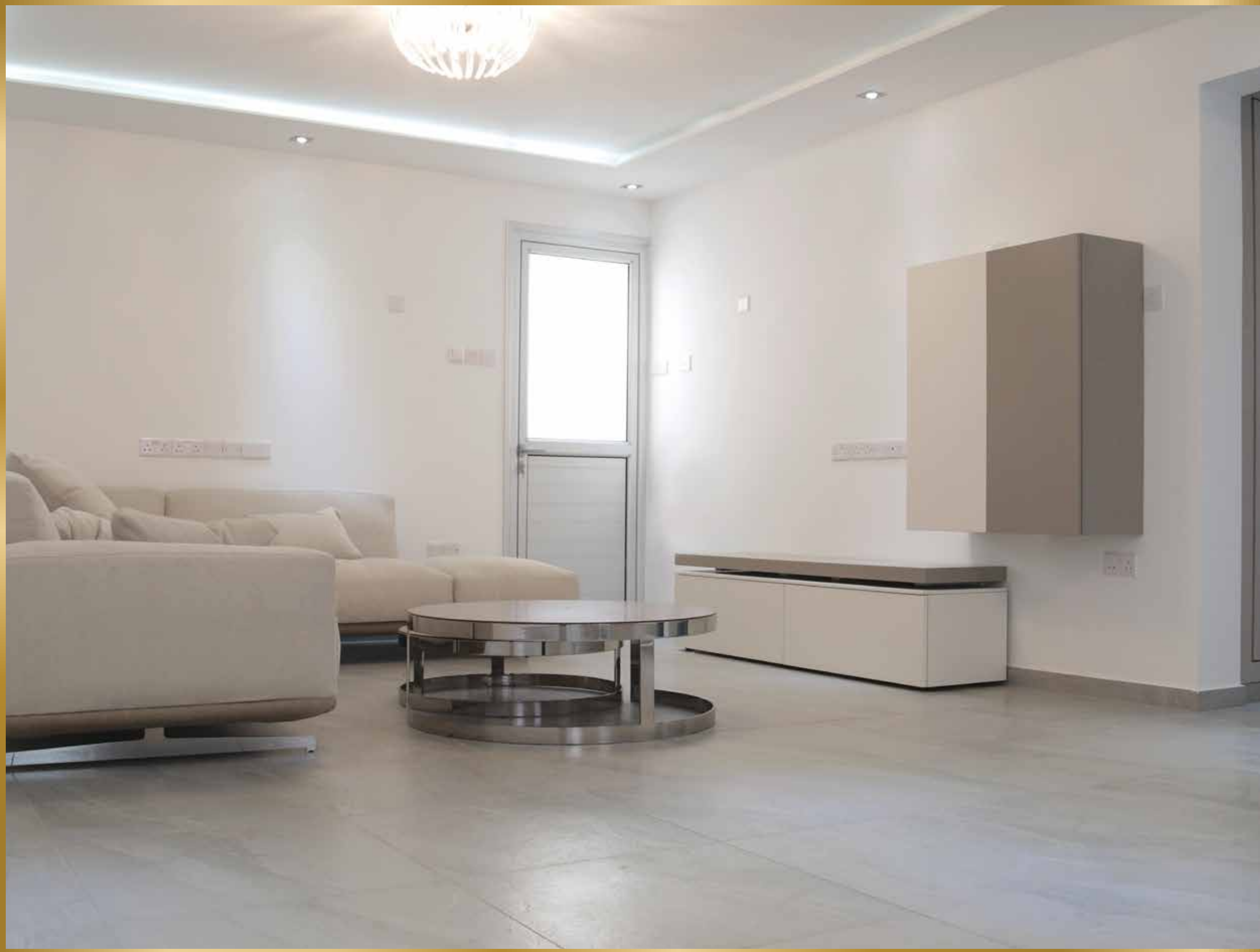


KITCHEN

A separate kitchen that includes a dining area. The kitchen combines elegance and functionality, blending granite countertops and marble flooring with stainless steel appliances. The configuration of the social space encourages casual interaction and provides a stunning view of the house's beautiful private garden.







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SEA AND
COUNTRYSIDE VIEWS



SPECIFICATIONS

Top Quality Italian Wardrobes

Pressurized Water System

Fly Screens on Windows & Patio Doors

Pipe in Pipe Plumbing System

Security Door

Audio Entry System

Decorative Ceilings & Hidden Lighting

Solar Water Heating

Marble Stairs

Double Glazed Windows & Patio Doors

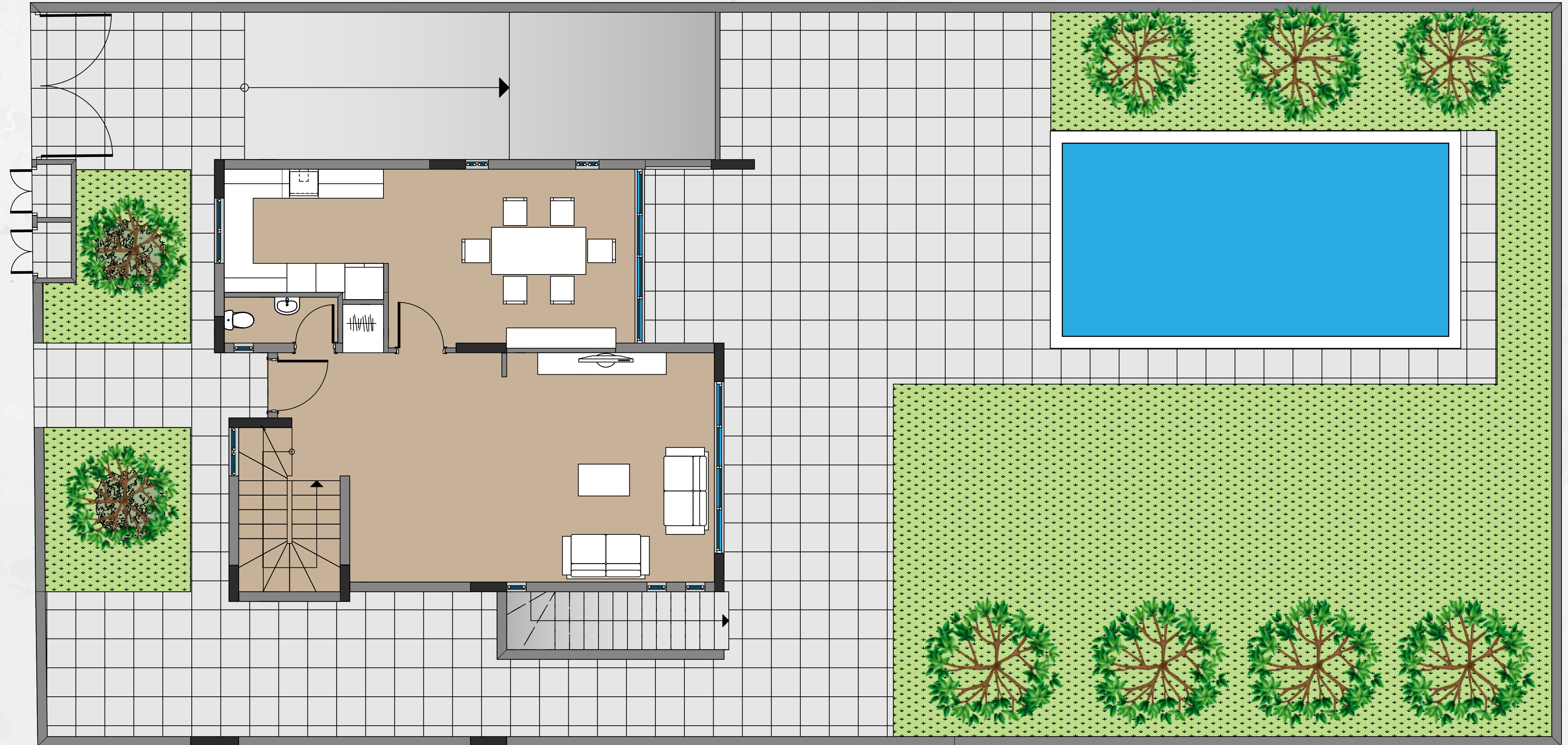
Automatic Irrigation System

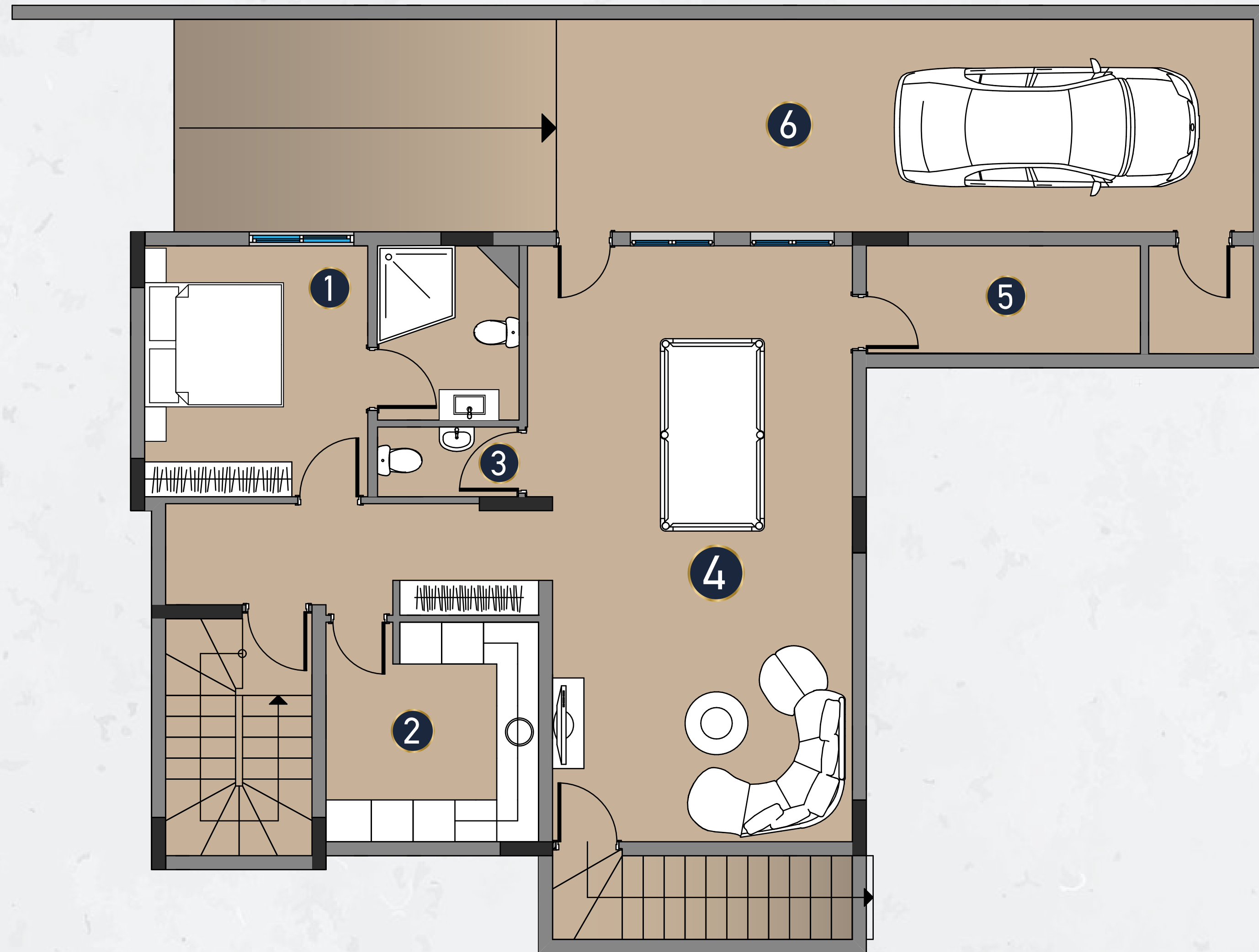
Electric Under-floor Heating

VILLA NO.5



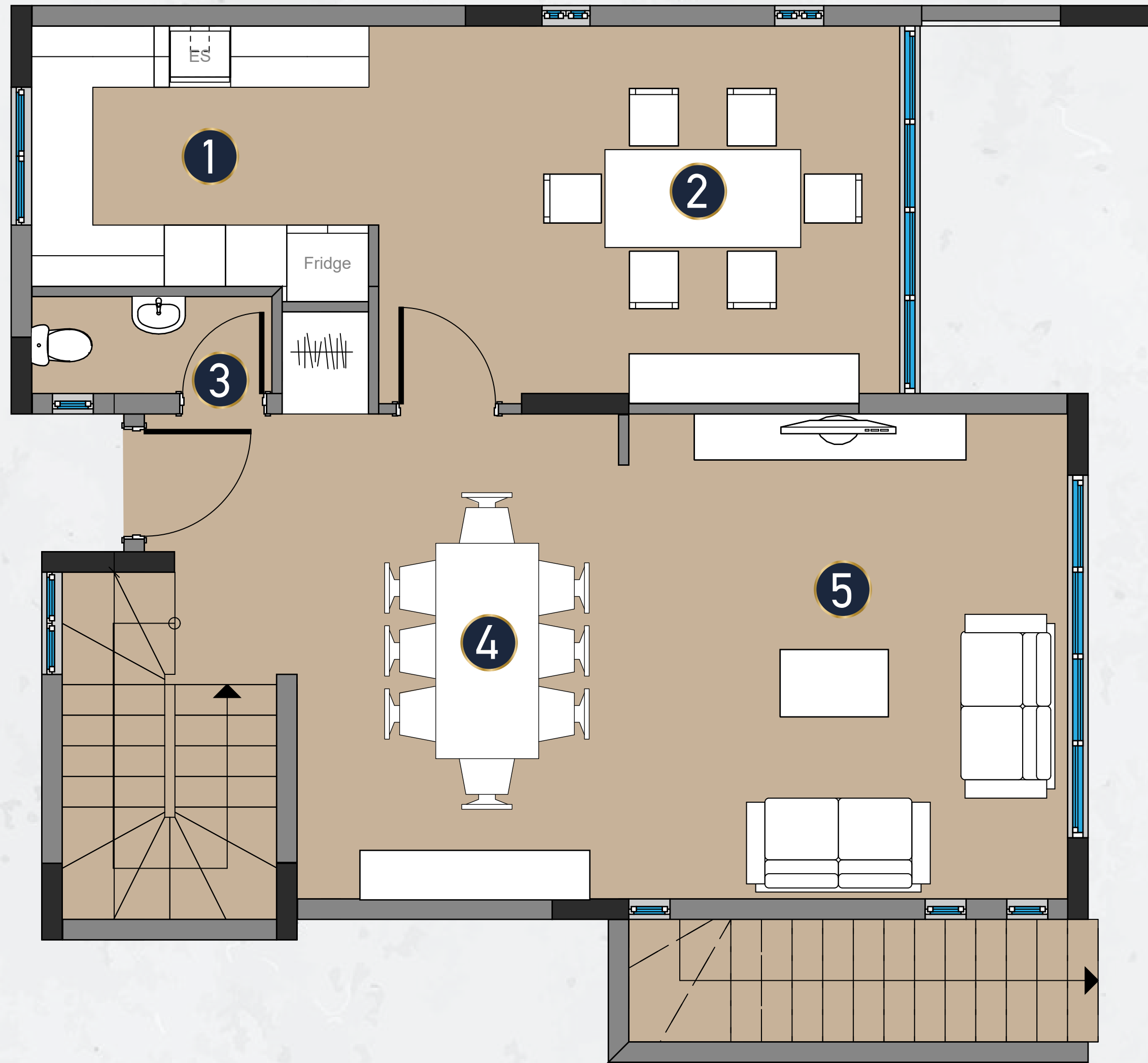
MASTER PLAN





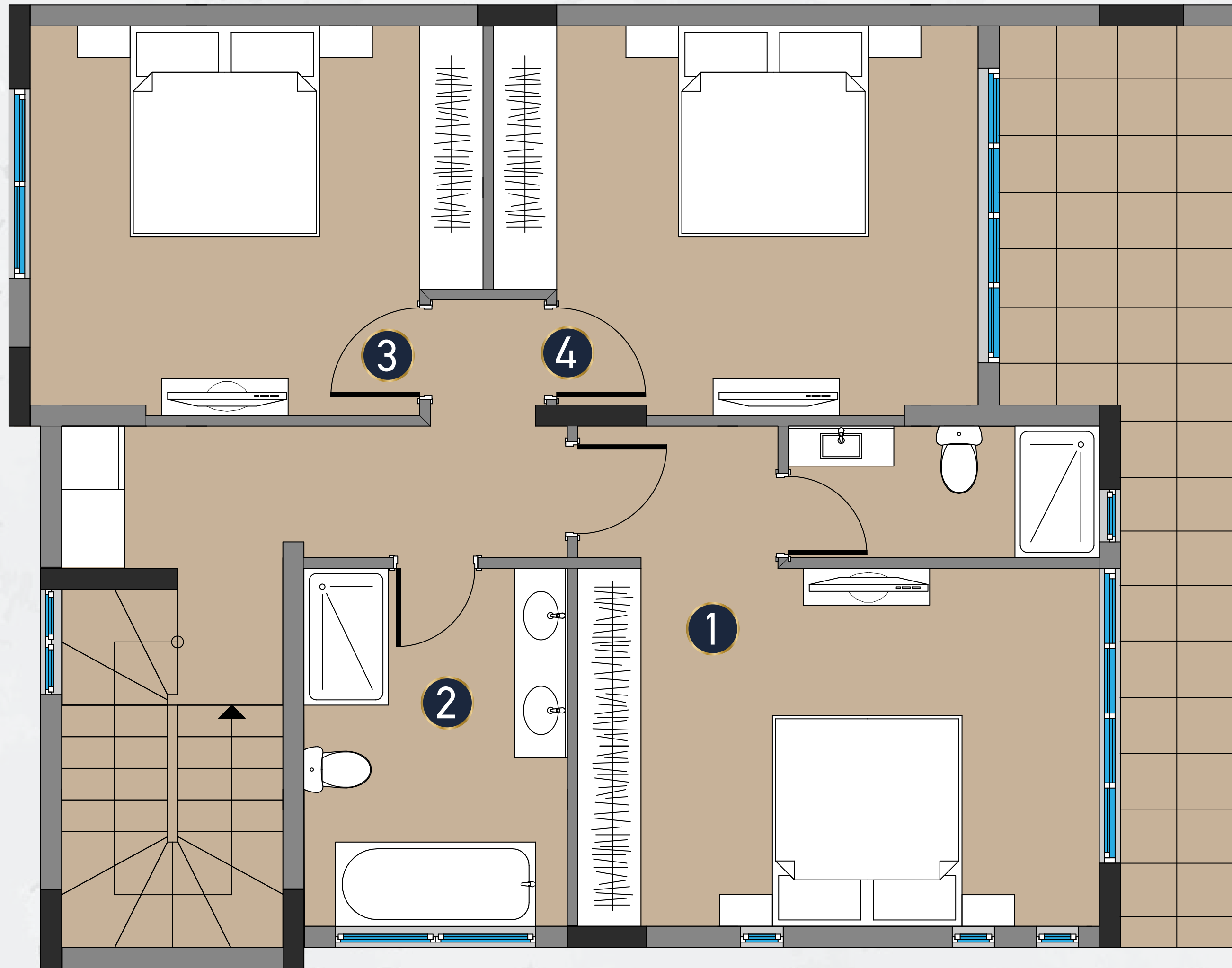
LOWER LEVEL

1. En-suite Bedroom
2. Laundry Room
3. Guest WC
4. Entertainment Area
5. Wine Cellar
6. Garage



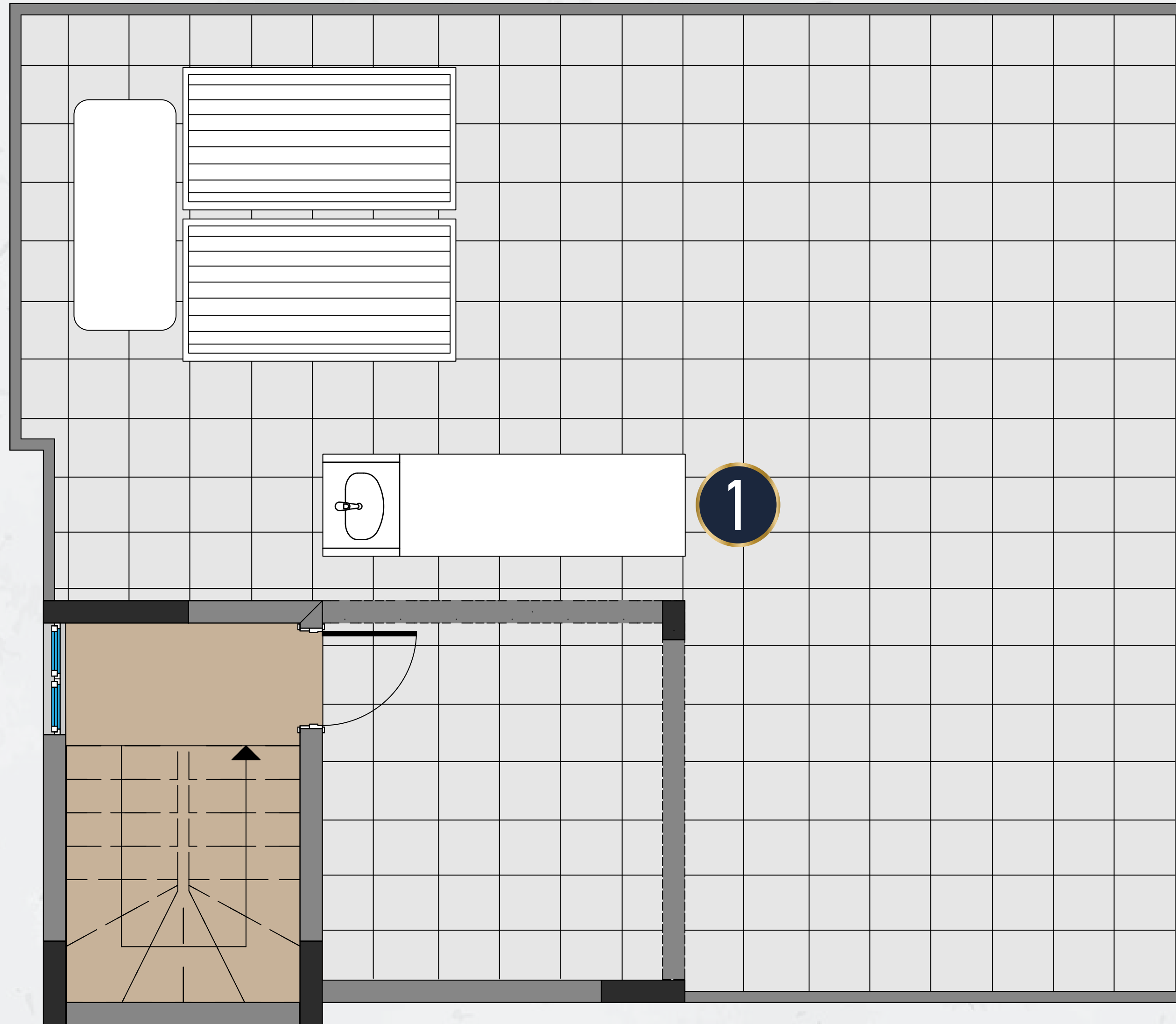
GROUND FLOOR

1. Kitchen
2. Dining Area
3. Guest WC
4. Formal Dining Area
5. Living Area



1st FLOOR

1. Master Bedroom
2. Master Bathroom
3. Double Bedroom
4. Double Bedroom



VILLA NO.5



ROOF TERACCE

1. Barbeque Area



STYLIANIDES GROUP

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QUALITY IS OUR HABIT!