

## Eagle Residence



### Location

In a quiet, well developed high-end residential area with stunning panoramic sea views. Five minutes' drive from the sea, eight minutes' drive from entertainment venues and facilities, forty-minutes' drive from Larnaca Airport, forty-five minutes' drive from Paphos Airport, and only a fifteen-minute drive from the new Limassol marina which is due to be completed by 2012.

### Specifications

**Plot:** 2420m<sup>2</sup>  
**Covered area:** 1050m<sup>2</sup>  
**Total area:** 1400m<sup>2</sup> *including basement*  
**Number of bedrooms:** 7  
**Number of Bathrooms:** 9 (5 en-suite plus 4 guest)

### Features

Smart House™ system, full CCTV system, underfloor heating, VRV air-con systems, infinity swimming pool with wooden deck, landscaped garden, basement parking for two cars, lift, maid's room, utility room, sauna, steam bath, Jacuzzi, BBQ, wine cellar, cinema, gym.

As a turnkey project it is delivered with installed electrical kitchen appliances and all necessary provisions. The project stands out in the market with unrivalled quality standards that surpass other developments.

### Development Overview

From the moment you arrive at Melford Eagle Residence, you are immediately aware of the splendour of a true Mediterranean lifestyle.

This serene development of a five-bedroom villa will capture the heart and soul of anyone looking to purchase a home in Cyprus.

From the secluded swimming pools and its sparkling water features to sun terraces, tennis court and large landscaped private gardens, Melford Eagle Residence offers all the quality and comfort you could hope for.

Melford Eagle Residence is situated in the elevated Agios Tychonas area of Limassol, with enchanting panoramic views of the ancient areas of the city and the crystal blue Mediterranean.

