

<b>Property Code:</b>	6399	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Limassol - AMATHOUNTA	<b>Internal Area:</b>	390 m <sup>2</sup>
<b>Plot Area:</b>	875 m <sup>2</sup>	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Design
<b>Number of floors:</b>	3	<b>Distance to the sea:</b>	50 m
<b>Distance to airport:</b>	60 km	<b>Covered verandas, m<sup>2</sup>:</b>	38

**Property features:**

Basement	Communal Pool	Air Condition	Telephone Line
Alarm	Furnished	VRV central ceiling system	Private Pool
Store Room	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Dish washer	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

**Description:**

This superb Luxury Villa is part of a prestigious Development' and is situated on the shores of the Mediterranean against Cyprus's stunning cultural capital - Limassol. This on the beach Villa is ready for delivery with some lovely architectural features, with beautiful gardens. The Villa comprises of 4 spacious bedrooms with 3 enjoying the magnificent unobstructed views of the Mediterranean Sea. All local amenities are within walking distances and a few meters away from the famous St Raphael Marina. The two International Airports on the island are each 30 minutes drive away from the Villa.

- PLOT SIZE : 875 m<sup>2</sup>
- COVERED VERANDAS : 38 m<sup>2</sup>
- INTERNAL LIVING AREA : 390 m<sup>2</sup>
- BASEMENT : 153 m<sup>2</sup>
- TOTAL VILLA AREA : 543 m<sup>2</sup> Including basement
- This villa has a private gate leading onto the beach.
- 4 BEDROOMS EACH WITH EN-SUITE
- 24 HOUR SECURITY SERVICE
- BEAUTIFUL LANDSCAPED GARDENS

- DOUBLE CAVITY WALLS
- DOUBLE GLAZING ALUMINIUM WINDOWS AND PATIO DOORS
- SHUTTERS THROUGHOUT
- ITALIAN KITCHENS
- TOP OF THE RANGE ELECTRICAL APPLIANANCES
- MARBLE FLOORS
- EUROPEAN OAK PARQUET FOR ALL BEDROOM FLOORS
- MARBLE TILING ON FLOORS AND WALLS OF ALL BATHROOM
- WATER PRESSURE SYSTEM
- VRV AIR CONDITIONING UNITS
- ALARM SYSTEMS
- INTERCOM WITH CAMERA
- SATALITTE SYSTEM
- RUSTIC EFFECT RENDERING
- NATURAL STONE DECORATION
- CELLAR
- BASEMENT
- WALK IN CLOSETS
- MAIDS QUARTERS
- PARKING FOR 4 CARS

**PRICE: 25,000 plus common expenses**

**With regards to the furniture please note that this villa is fully furnished with top end furniture.**





