

# LUXURY 4-BEDROOM VILLA PLUS A SEPARATE STUDIO

€ 650 000

~~€ 720 000~~

<b>Property Code:</b>	6827	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIA FYLA	<b>Internal Area:</b>	196 m <sup>2</sup>
<b>Plot Area:</b>	390 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	2
<b>Covered verandas, 5 m<sup>2</sup>:</b>			

## Property features:

Jacuzzi	Storage	Swimming Pool	Title Deeds
Air Condition	Telephone Line	Private Pool	Double Glazing
Maids Room	Extractor Fan	Parking	Balcony
Furniture			

## Description:

This luxury 4-bedroom villa, plus a separate studio, features 5 bathrooms and is located on the hill of Ag. Fyla, just a 5-minute drive from the best private schools in Limassol, including The Heritage, The Island, and the newly built Pascal Plot. The house spans 320 m<sup>2</sup> across three floors on an elevated 390 m<sup>2</sup> plot.

The entrance level includes a maid's studio with a kitchen and bathroom, a large cinema, a wine cellar, a bathroom with a shower, and two separate garages.

The ground floor features a living room with views, a kitchen, a dining area, a utility pantry, a storage room, and a toilet.

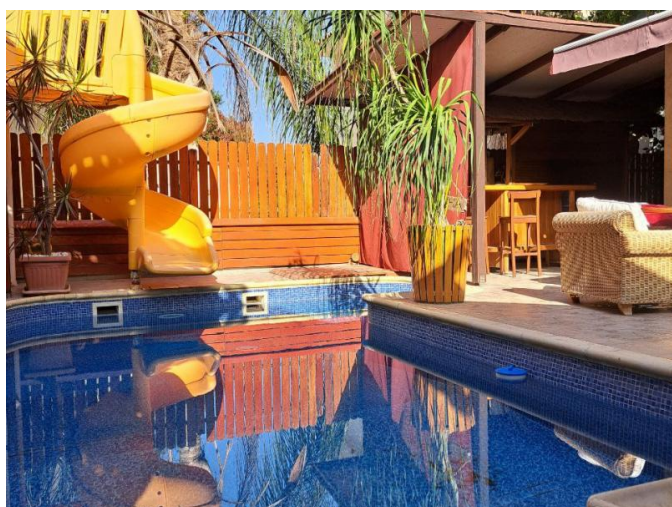
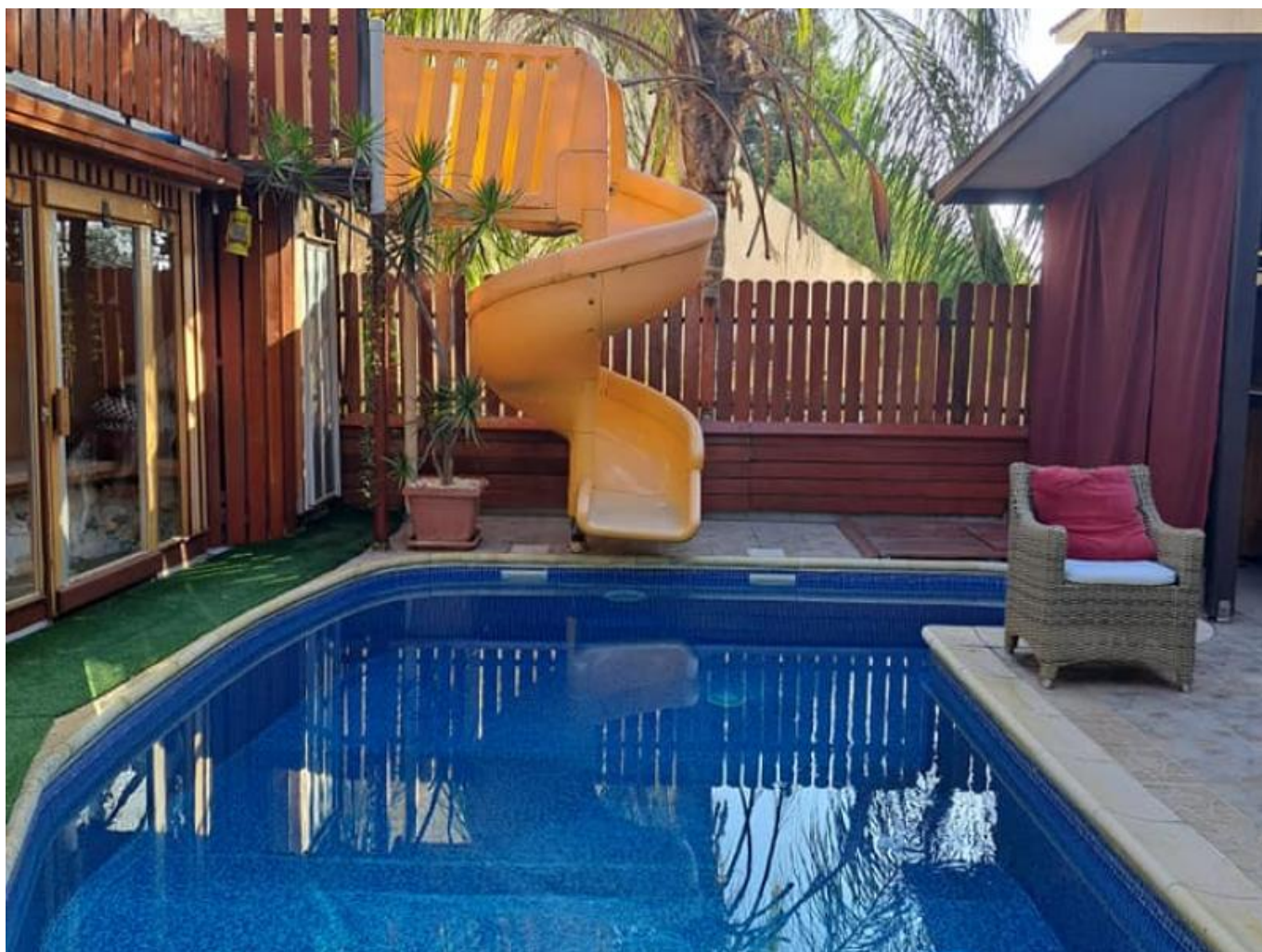
The first floor contains a master bedroom with a walk-in closet and en suite bathroom, as well as 3 additional bedrooms that share a large bathroom.

The property boasts a spacious sea view veranda, a swimming pool with a slide, an outdoor sauna, a gym, a BBQ area, and a separate house with a jacuzzi and bathroom.

Title deeds are available.

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