

# 4-BEDROOM VILLA A FEW STEPS FROM THE SANDY BEACH

22 000 €/month

<b>Property Code:</b>	6959
<b>Location:</b>	Limassol - AGIOS TYCHONAS
<b>Plot Area:</b>	1200 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Distance to the sea:</b>	50 m

<b>Type:</b>	Long-term rent - House/Villa
<b>Internal Area:</b>	400 m <sup>2</sup>
<b>Bedrooms:</b>	4
<b>Heating:</b>	Underfloor heating

## Property features:

Fireplace	Heating	Air Condition	Telephone Line
Alarm	Furnished	Private Pool	Store Room
Solar panels for hot water	Double Glazing	Garden	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

## Description:

The residence includes a well-structured landscaped garden of 1200 sq.m with extensive paved areas, palm trees, flowers, and a barbecue area covered with a wooden pergola. There is a sitting area in the garden as well as a large swimming pool with a waterfall and pool bar.

The villa has 11 dual air-conditioning units for cooling and heating and an underfloor automated heating system.

There are also the following systems in the house: (1) security systems (CCTV cameras system, gated entrances, live safety system for security, door entry videophone system); (2) fire detector system; (3) automated irrigation system; (4) lightning rod.

Professionally managed.

- \* Property area: 400 m<sup>2</sup>
- \* Pets: Not allowed
- \* Type: Villa
- \* Parking: Covered
- \* Plot area: 1200 m<sup>2</sup>
- \* Furnishing: Fully Furnished
- \* Included: Pool, Garden, Alarm, Fireplace, Balcony
- \* Postal code: 4533
- \* Air conditioning: Full, all rooms
- \* Construction year: 2007
- \* Energy Efficiency: C
- \* Bedrooms: 4

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\* Bathrooms: 5 and more

EUR 22 000 + 2 deposits

Garden and swimming pool maintenance, CCTV, alarm system, Internet, and regular service of air-conditioners and heating equipment are included in the price.

Three monthly rents in advance and two deposits.



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