

**LUXURY HOUSE WITH BIG LAND IN 5
MINUTES DRIVE TO THE BEACH AND 15
MIN TO LIMASSOL CENTRE**

€ 7 000 /month

Property Code:	953	Type:	Long-term rent - House/Villa
Location:	Limassol - MONI	Internal Area:	350 m ²
Plot Area:	3600 m ²	Bedrooms:	5
Bathrooms:	4+	Number of floors:	3
Heating:	Diesel heating	Distance to the sea:	2 km
Distance to airport:	60 km	Covered verandas, m²:	50

Property features:

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

Description:

Nice house in country-side of Limassol, Pyrgos area, 5 minutes drive to the beach of St. Raphael Marina and 15 minutes drive to Limassol's town center!

5 bedrooms, 5 bathrooms, 3 floors, 350 sq. meters + 50 sq. meters covered veranda and another 200sq, meters of patios, built on 3600 sq. meters private plot, with high-rise fence looking over to unobstructed views of the sea, mountains and country-side.

Heating

The entire house is heated by radiant floor heating system with wall mounted thermostat in each room. This allows setting the desired temperature in each room and it will be controlled with great accuracy and comfort.

The source of heat for this system is very efficient diesel burner, which is also used to heat up hot water, when there is not enough sun energy to do so. There is also an electrical element to heat up hot water, in case both sun and diesel is not available.

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Miscellaneous Extras

Outside walls and the roof of the house are well insulated. This provides great comfort both in the summer and the winter, and also saves money spent on energy.

Photovoltaic system for electricity

Basement walls are very well water insulated and drainage system is completed.

Fire and theft alarm is installed with 24 hour surveillance security personal.

Four car covered parking area with remote controlled automatic gates.

Garden and extra land

There is also a large land with mature fruit-trees such as apricots, figtrees, oranges, lemons, as well as olive trees and vineyards. There is also a space for a second house and plans/provisions for a private tennis-court.

Pets are welcome.

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