

# LUXURY 5 BEDROOM VILLA IN AGIOS ATHANASIOS - SFALAGIOTISSA

€ 3 500 000

<b>Property Code:</b>	1585	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIOS ATHANASIOS	<b>Internal Area:</b>	430 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Number of floors:</b>	3
<b>Heating:</b>	Gas Central heating	<b>Distance to airport:</b>	65 km
<b>Status:</b>	Resale	<b>VAT:</b>	NO VAT

## Property features:

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

## Description:

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Situated in a great hill of Agios Athanasios, Sfalaggiotissa area, Limassol, with excellent sea view, ten minutes drive east of the town center, in a quiet residential street, only 5 minutes from the coastal avenue with its lively nightlife and sandy beaches, while at the same time being within easy access of the highway linking all major towns on the island. This luxury villa comprises 3 levels.

CONSIST:

#### GROUND FLOOR

Nice lobby area  
Living room / tv room with fireplace and dining area  
Luxury living room with dinig area with decoration drywalls on the ceiling  
Kitchen with brand electrical supplies  
2 quest room with ensuite  
Maid room with ensuite  
Big office room  
Guest WC with Versace tiles  
Storage  
2 covered parking with electrical door and gate

#### 1ST FLOOR

Master bedroom with big walking wardrobes room, big bathroom with Jacuzzi and big veranda  
2nd big bedroom  
3rd big bedroom

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Main bathroom  
LAundry room with veranda

**BASEMENT**

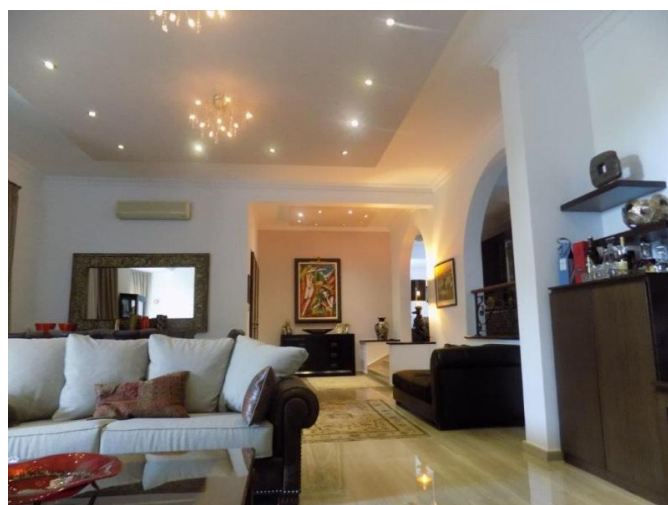
Included:

Big over flow swimming pool (different level)  
Landscape mature garden  
Nice veranda with kiosk and barbeque area  
Pressure water system  
Irrigation system  
Solar system  
Water softener and filter system  
Centrl petroil heating  
Fully air-conditioned  
Double glaze window  
Mosquito net  
italian entrance main secure door  
Kitchen, doors, wardrobes all hand made solid wood  
Alarm system  
Entrance color camera  
Natural marble on the floor  
Guest WC with Versace tiles  
Natural granite on the stairs  
Synthetic granite on kitchen work top  
Electrical gate and door in parking  
Fully furnished (brand furniture Andreotti and home & deco shops)  
Fully lights  
Fully brand electrical supplies  
Fully carpets & curtains

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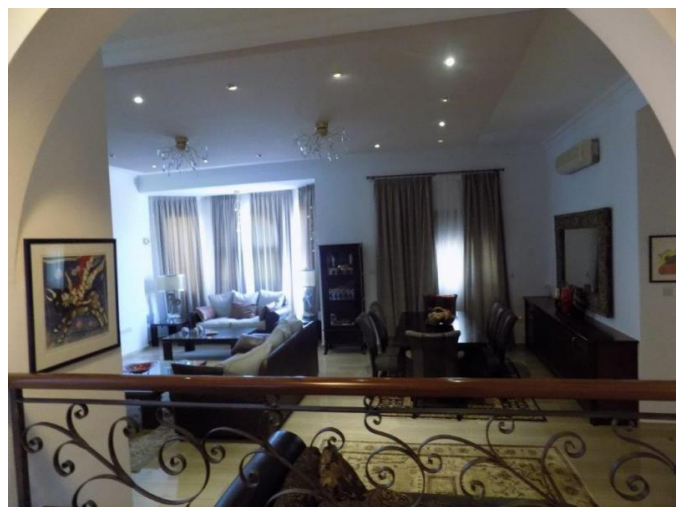
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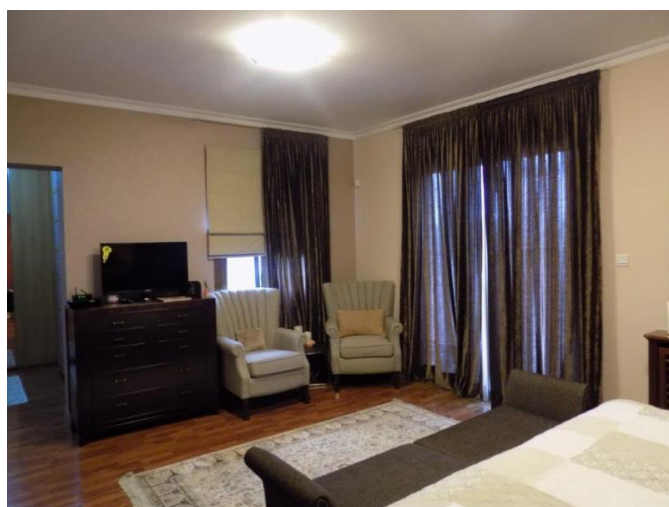
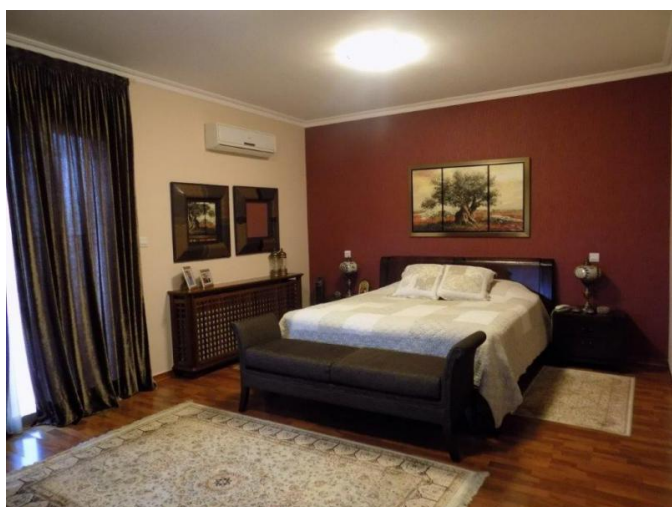
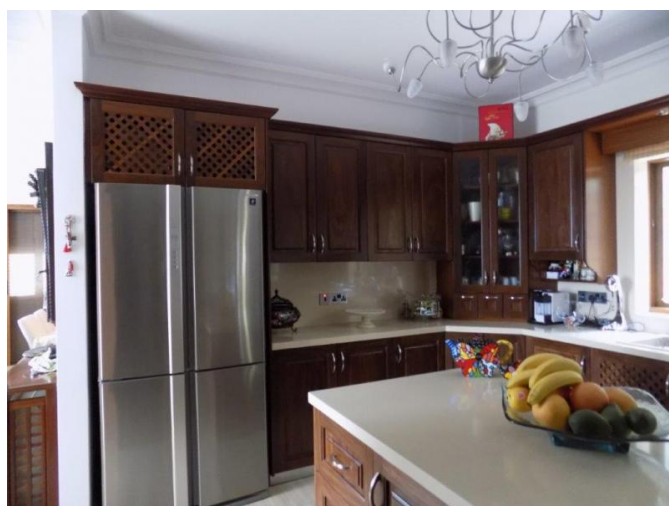
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