

# UNIQUE MODERN VILLA LOCATED IN A WALKING DISTANCE TO THE SEASIDE

2 000 000 €

<b>Property Code:</b>	1607	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	244 m <sup>2</sup>
<b>Plot Area:</b>	395 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	3
<b>Heating:</b>	Central heating	<b>Year of construction:</b>	2018
<b>Distance to the sea:</b>	350 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	New	<b>VAT:</b>	plus
<b>Uncovered verandas, m<sup>2</sup>:</b>	119	<b>Covered verandas, m<sup>2</sup>:</b>	40

## Description:

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### VILLA WITH TOTAL COVERED AREA of 349 SQ.M ON A LAND OF 395 SQ.M

a unique architectural creation consisting of two modern villas located in walking proximity from the sea (350 m.) in the best area of Limassol located between the city centre and tourist area.

A few steps away you will see a yacht club offering lessons for teenagers in yachts management, cozy restaurants with terraces on the beach, tennis school, a famous fitness club and definitely most wonderful beach with a magnificent park with shady trees and children playgrounds called DASUDI Beach.

Ecologically clean environment perfectly combines with purely "domestic" benefits - proximity to all city services and infrastructure (shops, post office, pharmacy, banks).

Location - Limassol, Papas area, 350 m from the sea

4 Bedrooms + ext. 3 rooms on the basement floor

Roof Garden

Private swimming pool

Covered barbecue area

Covered parking

Landscaping design

### FINISHINGS

1. The complex has a fenced area.
2. Construction works are made of reinforced concrete - foundation, supports, beams and slaps. Brick walls.

29.04.2026

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3. Kitchens and cabinets - Eu production.
4. Floors in living rooms - marble, granite.
5. Floors in bedrooms - laminated parquet or parquet board - warm floors are installed in all areas.
6. VRV air conditioning system.
7. Top quality sanitary ware (chrome fittings).
8. Wiring and telephone / Internet lines on a turn-key basis, in accordance with the requirements of the Department of Electricity Authority.
9. Water supply - a tank (1 ton) is installed. Hot water is supplied through an electric (automated) / solar water heater system.
10. Private swimming pool and BBQ area.
11. High ceilings (3.20 m).



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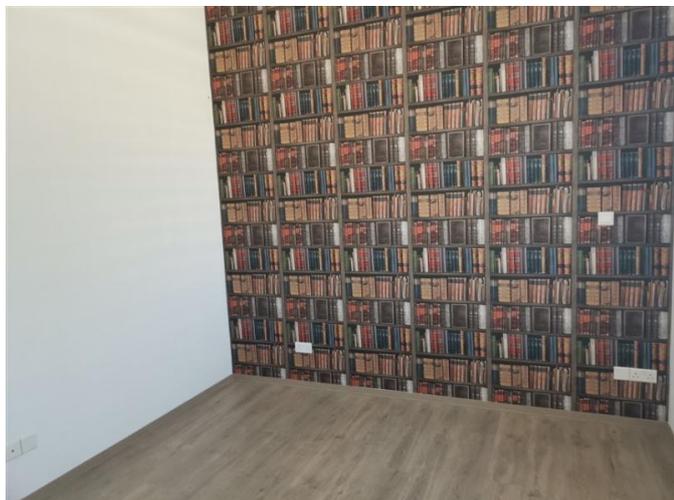
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