

## 3 BEDROOM BEACH HOUSE FOR SALE IN GOVERNOR'S BEACH

1 300 000 €

<b>Property Code:</b>	1689	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - PENTAKOMO	<b>Internal Area:</b>	200 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Number of floors:</b>	3
<b>Distance to the sea:</b>	20 m	<b>Distance to airport:</b>	40 km
<b>Status:</b>	Resale	<b>VAT:</b>	NO VAT

### Property features:

Air Condition	Telephone Line	Solar panels for hot water	Double Glazing
Garden	Oven	Washing machine	Dish washer
Microwave	Cooker	Extractor Fan	Parking
Refrigerator	Balcony	Furniture	

### Description:

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Modern/Luxury House on the beachfront in Governor's Beach area with a fullyfurnished option. Very quiet neighbourhood, as the road leading up to the House is a dead end with only a few other private residences on the street. Only 15-20 minutes from Limassol. Walking distance to Restaurants and 10 minutes from Zygi where you can find all essentials.

The House-Villa consists of:

1. BASEMENT - Large basement with an independent (access from the outside) maid's room with en-suite shower. Laundry room, Living area/Tv room.
2. GROUND FLOOR - Open plan Kitchen area (with dishwasher, oven, microwave, fridge et cetera). Guest toilet with shower and a Sitting/Dining area with large veranda windows that provide an uninterrupted view of the sea, opening up to the veranda and lawn with stone steps to go down to the beach.
3. FIRST FLOOR - 3 Bedrooms with balconies (2 of them with a view of the sea) and 1 Bathroom.
4. LOFT/ATTIC - The second floor (Attic) can easily double as a study or guest bedroom and has a private balcony with sea view and en-suite shower.

Other features include Spit Unit A/C, Veranda, lawn/garden and outdoor shower, covered parking area for 2 cars.

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