

OPULENT 5-BEDROOM VILLA IN PALODEIA:1 250 000 €

A BLEND OF MODERN LUXURY, PRIME LOCATION, AND...

Property Code:	1780	Type:	Sale - House/Villa
Location:	Limassol - PALODEIA	Internal Area:	500 m²
Plot Area:	1246 m²	Bedrooms:	5
Bathrooms:	4+	Renovation:	Renovated
Number of floors:	2	Heating:	Diesel heating
Distance to the sea:	4 km	Distance to airport:	65 km
Status:	Resale	VAT:	NO VAT

Property features:

Heating	Air Condition	Telephone Line	Private Pool
Store Room	Solar panels for hot water	Double Glazing	Garage
Garden	Parking	Balcony	

Description:

Nestled in the coveted locale of Palodeia in Limassol, this contemporary 5-bedroom villa promises an unparalleled lifestyle characterized by its opulence, sophistication, and comfort. Spanning over a generous internal area of 500 m² and set on a plot of 1,246 m², this architectural gem stands as a testament to modern luxury combined with functional living.

Key Features:

Comprehensive renovation carried out in 2023.

Bedrooms/Bathrooms: Five expansive bedrooms, each equipped with its private ensuite bathroom, ensuring absolute privacy for residents and guests alike. An additional guest toilet adds to the villa’s convenience.

Heating and Cooling: Diesel heating through batteries guarantees warmth during the cooler months, while the installed air conditioners ensure a pleasant ambience throughout the Cypriot summers.

Security: Equipped with state-of-the-art video surveillance around its perimeter, this villa prioritizes safety. Further reinforced with a security alarm system, peace of mind is a guarantee.

Outdoor Features: A heated swimming pool measuring 10x5 meters serves as the villa’s crown jewel, complemented by immaculately manicured gardens.

Parking: A spacious garage capable of accommodating two cars.

Additional Amenities: Solar panels for hot water, double glazing, private pool, store room, telephone line, balcony, and a garden.

Potential for Expansion:

Owners will appreciate the future potential this property holds. With 60% of the plot developed, there is an opportunity to extend an additional 367 m² of living space, offering flexibility for future expansions or recreational facilities.

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Prime Location:

Proximity to key landmarks and facilities accentuates the villa's desirability:

Educational Institutions: A mere 3.5 km from the Heritage school, 2.5 km from the Island private school, and 4.0 km from the Pascal private school.

Recreational: Only 0.5 km away from the renowned Tennis Academy.

Connectivity: The villa is strategically positioned 7 km from Limassol city centre, with Larnaca and Paphos Airports just 67 km and 65 km away respectively.

Additional Notes:

The property comes unfurnished, offering the new owner a blank canvas to personalize their new home.

VAT is not applicable to this purchase.

A clear title deed is available, ensuring a smooth transaction.

For those seeking an amalgamation of luxury, comfort, and strategic location, this villa in Palodeia, Limassol is a dream come true. **Opportunities like this are rare; seize the chance to own a piece of Cypriot paradise!**



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