

## 4 BEDROOM IN EXCELLENT CONDITION HOUSE WITH PRIVATE SWIMMING POOL

1 450 000 €

|   |                                |   |                    |
|---|--------------------------------|---|--------------------|
| <b>Property Code:</b>                   | 1908                           | <b>Type:</b>                              | Sale - House/Villa |
| <b>Location:</b>                        | Limassol - AGIOS<br>ATHANASIOS | <b>Internal Area:</b>                     | 250 m <sup>2</sup> |
| <b>Plot Area:</b>                       | 914 m <sup>2</sup>             | <b>Bedrooms:</b>                          | 4                  |
| <b>Bathrooms:</b>                       | 3                              | <b>Renovation:</b>                        | Renovated          |
| <b>Heating:</b>                         | Diesel heating                 | <b>Year of construction:</b>              | 2010               |
| <b>Distance to the sea:</b>             | 4 km                           | <b>Distance to airport:</b>               | 65 km              |
| <b>Status:</b>                          | Resale                         | <b>Uncovered verandas, m<sup>2</sup>:</b> | 30                 |
| <b>Covered verandas, m<sup>2</sup>:</b> | 50                             |   |                    |

### Property features:

|                  |           |               |                            |
|------------------|-----------|---------------|----------------------------|
| Air Conditioning | 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    | Washing machine            |
| Dish washer      | Cooker    | Extractor Fan | Parking                    |
| Refrigerator     | Balcony   | Furniture     |                            |

### Description:

Luxury 4 bedroom house of 250 sqm covered areas sit on the elevated plot of 914 sqm offering wonderful panoramic views to the city, surrounding areas and the sea. Situated in one of the most prestigious areas of Limassol, very close to international schools Folley's and Grammar School, within 10 min drive to the sea.

The house is 12 years old and was built using the end line materials and the highest quality finishes such as but not limited to solid wood parquet flooring in the bedrooms, marble flooring in living areas and kitchen, double glazed windows with electric shutters, etc...

Comprises a large living/sitting/ lounge area with wood burned fireplace, semi-separate equipped with high-quality electric appliances kitchen, 3 double bedrooms upstairs, the master bedroom with ensuite with jacuzzi, 2 bathrooms, sauna, pantry laundry room and extra studio room on the ground floor with leisure zone with terraces around. House has A/C and C/H (diesel) heating throughout, an alarm security system, electric gates, a BBQ zone, a private swimming pool, a nice mature garden with exotic trees, equipped with a computerised irrigating system with its owl and much more.

Very quiet neighbourhood, placed at the end road, with a green area in front.

Property must be seen to be appreciated!

13.04.2026

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