

# UNIQUE 5+1 BEDROOM VILLA WITH OFFICE AND SELF CONTAINED APARTMENT WITH UNOBSTRUCTED...

€ 1 700 000

<b>Property Code:</b>	2164	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - PANTHEA	<b>Internal Area:</b>	350 m <sup>2</sup>
<b>Plot Area:</b>	564 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	3
<b>Heating:</b>	Diesel heating	<b>Distance to the sea:</b>	4.5 km
<b>Distance to airport:</b>	70 km		

## Property features:

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

## Description:

This prime property is located in one of the most sought after areas of Limassol, Panthea, Municipality Mesa Yetonia. The covered area of the villa is 400 m<sup>2</sup> and it is built on a plot of 564 m<sup>2</sup> with an additional adjacent plot of 542 m<sup>2</sup> which is also available and can be used as a garden, playground, tennis or basketball court. There is an infinity-edge swimming pool and mature garden with magnificent trees.

Tranquil, a quiet, private location with amazing views makes the Property very attractive. Its uniqueness partly comes from its panoramic uninterrupted views of Limassol and the sea. The house is ideal for families with children of school age as it is conveniently located to 3 international schools: The Grammar School is 500 meters, Foley's School is 10 min drive, and the Heritage School is in 15 min drive.

The house consists of three levels. On the main (middle) level there is the main entrance to the house, parking for 2 cars with direct access to the laundry room and the kitchen, a large separate kitchen with a dining area, and a sitting area with access to the outside patio and swimming pool. Office/study room, guest toilet and small storage.

On the upper floor, there are 4 bedrooms, two bathrooms, a master en-suite bedroom with a walk-in wardrobe, a large veranda with a sitting area and beautiful views.

In the basement, there is a self-contained apartment with 2 rooms and a kitchen and bathroom.

Some features of the house:

Solid wooden parquet floors,  
Solid wooden doors, wardrobes, kitchen fittings (oak), and the staircase (oak),  
Central diesel heating,

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Air conditioning throughout,  
Central vacuum system.

This is a happy family home!



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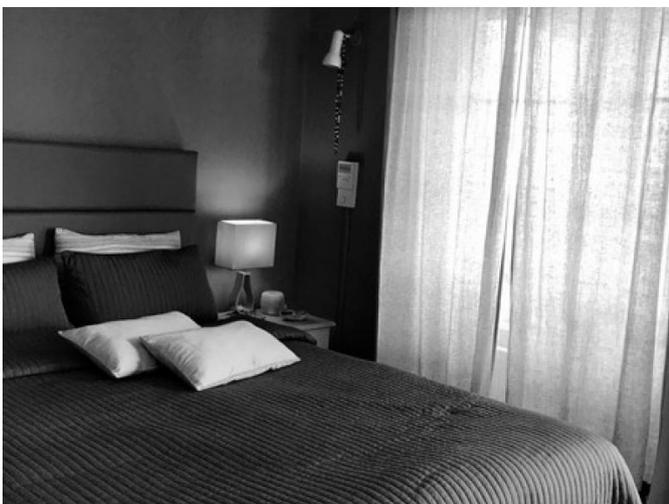
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