

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

6 000 €/month

<b>Property Code:</b>	2222
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Modern
<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	350 m
<b>Status:</b>	New

<b>Type:</b>	Long-term rent - House/Villa
<b>Internal Area:</b>	300 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Number of floors:</b>	3
<b>Year of construction:</b>	2019
<b>Distance to airport:</b>	60 km

## Property features:

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

## 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 - Fully furnished

Roof Garden

Private swimming pool

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Covered barbecue area

Covered parking

Landscaping design

### **FINISHINGS**

Kitchens and cabinets - all electrical appliances      Floors in living rooms - marble, granite.

Floors in bedrooms - laminated parquet or parquet board - warm floors are installed in all areas.

VRV air conditioning system      Top quality sanitary ware (chrome fittings).

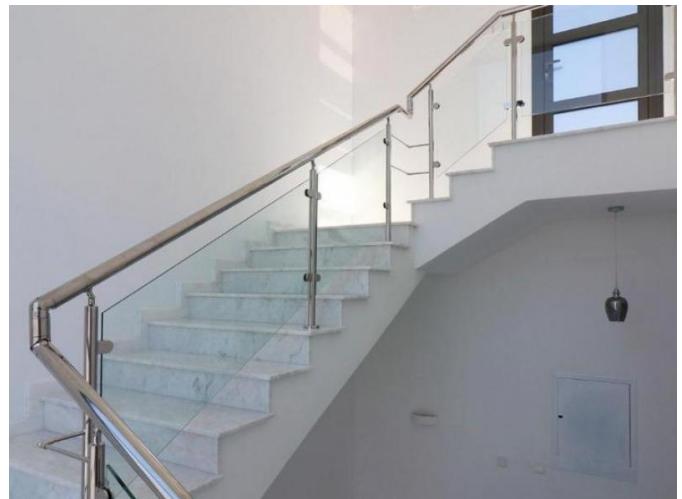
Wiring and telephone / Internet lines on a turn-key basis, in accordance with the requirements of the Department of Electricity Authority.      Water supply - a tank (1 ton) is installed. Hot water is supplied through an electric (automated) / solar water heater system. Underfloor heating

Private swimming pool and BBQ area.      High ceilings (3.20 m).



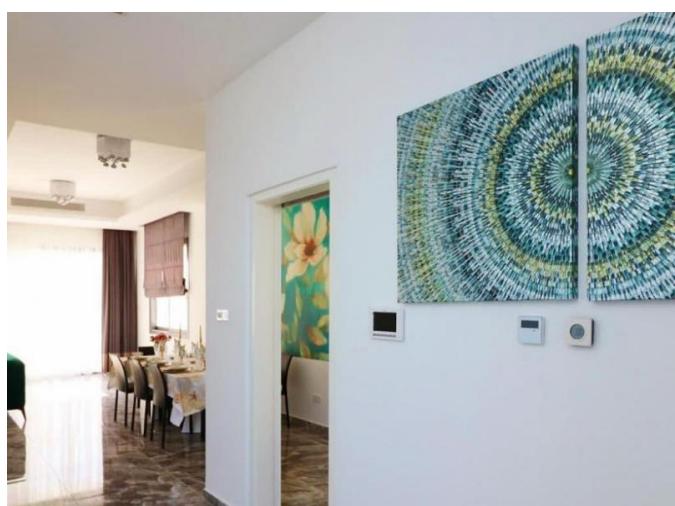
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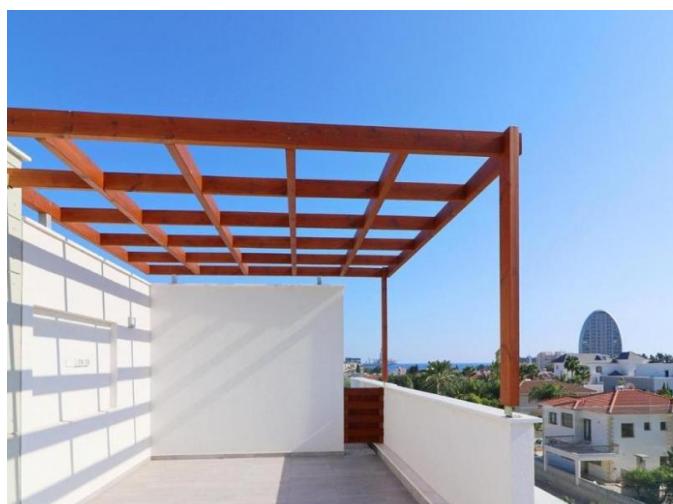
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