

# LUXURY 4-BEDROOM VILLA IN PAREKKLISIA

580 000 €

<b>Property Code:</b>	2267
<b>Location:</b>	Limassol - PAREKKLISIA
<b>Plot Area:</b>	500 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Number of floors:</b>	3
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	Plus VAT

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	248 m <sup>2</sup>
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Modern
<b>Distance to the sea:</b>	4.9 km
<b>Status:</b>	Off Plan

## Property features:

Parking - Uncovered	Telephone Line	Private Pool	Store Room
Laundry room	Solar panels for hot water	Double Glazing	Garage
Garden	Parking	Balcony	

## Description:

### Walls

Reinforced concrete with anti-earthquake studies. Insulation material for the prevention of humidity in all the stabs. All the walls will be built with No 1 quality bricks. Internal walls 10 cm in width. External 25cm width.

### Covering the walls

All the walls in toilets will be covered with tiles worth 18 euro per square meter and the ceilings will be covered with false ceilings with spotlights. The walls in the kitchen (between the cupboards) will be covered with tiles worth 18 euro.

### Windows and outside doors

For the slide-windows aluminium, series will be used: MU100 special. For the outside doors and normal windows series MU 200 be used. All equipped with double glasses mosquito nets.

### Wooden constructions

Kitchen: Italian style. Indoors: Italian style, with high-quality melamine, with the colour of your choice.

### Cupboards

Italian style, high-quality melamine, the colour of your choice. All the accessories(handles), will be of your choice with a maximum price of 700 euro.

### Floors

All the internal floors will be covered with tiles 18 euro per square meters. The price for toilets tiles will be also 18 euro and on the verandas, the price will be 18 euro per square meters

### WC materials

The toilet, bath, showers and sinks will be the best quality porcelain, white covered. All the accessories of the WC, like a mirror, shower door, and so are included.

**Electrical and telephone installation**

Full electrical and telephone installation approved in regards to the plans and the rules of the Electricity and telephone boards A.T.H.K & A.H.K. Television and telephone installations in every room. The doorbell at the entrance of every house. Double plugs for washing machines and fridges water tanks. Water with sun heating joined to each house.

**Marbles & Granites**

For the stairs, high-quality granite will be installed, worth 32 euro. On the top, the kitchen cabinets high-quality granite, with 140 euro per meter will be installed. Outdoors stairs installed marble worth 22 euro per meter.

**Parquet (wooden floor)**

All bedrooms will be parquet with 18 euro per square meter.

**Provision**

Provision for underfloor central heating with gas, for the ground and first floor. The underground floor will have provision for heating units.

**A/C**

Provision for installation of Air -condition in all the house.

**Swimming pool**

There will be a swimming pool with dimensions of 8.00 x 4.00 m skimmer.

**Garden**

In all the garden, grass and trees will be planted with an automatic water supply controlled by a customer system.

**Solar boiler**

Installation of a Solar Boiler connected with water in each house

**Central vacuum cleaner**

Provision for installation of central vacuum cleaner

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