

# ELITE 5-BEDROOM VILLA LOCATED ON THE WESTERN SIDE OF THE SANTA BARBARA HILL

4 608 000 €

<b>Property Code:</b>	2697	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AMATHOUNTA	<b>Internal Area:</b>	507 m <sup>2</sup>
<b>Plot Area:</b>	240 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Distance to the sea:</b>	1 km	<b>Distance to airport:</b>	50 km
<b>VAT:</b>	+VAT	<b>Covered verandas, m<sup>2</sup>:</b>	68.5

## Property features:

Common Pool	Heating	Air Condition	Parking - Covered
Parking - Uncovered	Telephone Line	Store Room	Fireplace
Solar panels for hot water	Double Glazing	Garage	Garden
Maids Room	Parking	Balcony	

## Description:

The elite LILIA building has the unique option of being transformed into a **5 bedroom villa**, allowing residents to enjoy full access to a spacious, 931 square meter home.

The first floor boasts a generous **living room** with large windows that extend out onto an expansive **veranda** offering spectacular views.

There is a separate **dining area** leading to a spacious **kitchen** fitted with an island bar. A **pantry** and **laundry room** are located just off the kitchen.

A **guest toilet**, a **home office** and an en-suite **maid's room** are also located on this floor.

The second floor features a large **master bedroom** with its own spacious **bathroom**, generous **walk-in wardrobe**, and expansive **balcony**.

On this floor, there are also **three en-suite bedrooms**, as well as a large **playroom** and **family room**.

A **private lift** leads to all floors, including the basement which houses a private **storage space** and **secure parking area**.

Residents have access to their very own private **roof terrace** with a covered deck and barbecue area, offering breathtaking views enjoyed in utmost privacy.

Amenities:

29.04.2026

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- Communal swimming pool
- Changing facilities
- Communal toilets
- Beautiful landscaped gardens
- Covered and remote controlled
- parking for all residents
- Parking for guests



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