

|                             |                              |                             |                                 |
|-----------------------------|------------------------------|-----------------------------|---------------------------------|
| <b>Property Code:</b>       | 476                          | <b>Type:</b>                | Long-term rent -<br>House/Villa |
| <b>Location:</b>            | Limassol - AGIOS<br>TYCHONAS | <b>Internal Area:</b>       | 220 m <sup>2</sup>              |
| <b>Plot Area:</b>           | 420 m <sup>2</sup>           | <b>Bedrooms:</b>            | 3                               |
| <b>Renovation:</b>          | Design                       | <b>Number of floors:</b>    | 2                               |
| <b>Distance to the sea:</b> | 1 km                         | <b>Distance to airport:</b> | 65 km                           |
| <b>VAT:</b>                 | EXEMPT OF                    |                             |                                 |

#### Property features:

|                |                   |                     |                            |
|----------------|-------------------|---------------------|----------------------------|
| Air Condition  | Parking - Covered | Parking - Uncovered | Telephone Line             |
| Furnished      | Private Pool      | Store Room          | Solar panels for hot water |
| Double Glazing | Garage            | Garden              | Oven                       |
| Dish washer    | Cooker            | Extractor Fan       | Parking                    |
| Refrigerator   | Balcony           | Furniture           |                            |

#### Description:

Villa in a great hill of Ayios Tychonas, 10 min drive east of the town centre, in a quiet residential street, Only several hundred meters from the coastal avenue with its lively nightlife and sandy beaches, while at the same time being within

Easy access to the highway linking all major towns on the island.

This luxury villa comprises 2 levels, consisting of 4 bedrooms, a master bedroom with an ensuite shower and a living room with 2 bathrooms, a fireplace in the living room, covered parking and a roof garden.







