

STUNNING 4-BEDROOM VILLA - A BLEND
OF MEDITERRANEAN ELEGANCE WITH
STRONG RENTAL INCOME

680 000 €

Property Code:	5822	Type:	Sale - House/Villa
Location:	Limassol - MOUTAGIAKA	Internal Area:	179 m²
Plot Area:	400 m²	Bedrooms:	4
Bathrooms:	3	Renovation:	Renovated
Number of floors:	2	Heating:	Diesel heating
Year of construction:	2007	Distance to the sea:	300 m
Distance to airport:	65 km	Status:	Resale
VAT:	No VAT	Uncovered verandas, m²:	18
Covered verandas, m²:	28		

Property features:

Air Conditioning	Barbeque	Central Heating	Furnished
Shutters	Storage	Swimming Pool	Title Deeds
Uncovered Parking	Heating	Air Condition	Parking - Uncovered
Telephone Line	Alarm	Furnished	Private Pool
Store Room	Laundry room	Solar panels for hot water	Double Glazing
Garden	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

Description:

Nestled in the heart of Moutagiaka, this stunning 4-bedroom villa is a splendid mix of Spanish and Mediterranean architectural styles. With a generous internal area of 179 square meters, covered verandas of 28 square meters, uncovered verandas of 18 square meters and situated on a 400 square meter plot, this two-story villa can be your next home or a sound investment.

The villa's ground floor welcomes you with a spacious sitting area, tastefully decorated and fully furnished, providing the perfect space for relaxation and social gatherings. Adjacent is the separate kitchen, fully equipped with a cooker, oven, extractor fan, refrigerator, dishwasher, and washing machine. The kitchen features ample storage and top-of-the-range appliances to make cooking a pleasure. The ground floor also offers a guest toilet and a charming covered terrace ideal for al fresco dining.

The upper floor hosts four bedrooms, each radiating a sense of tranquillity and comfort. The master bedroom boasts an en-suite shower, and the remaining bedrooms share a well-appointed family bathroom. Completing this level is a handy laundry room.

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Central diesel heating and air conditioning throughout ensure year-round comfort, while the private swimming pool, barbeque, and beautiful garden offer an idyllic outdoor living space for family gatherings and entertaining. Double glazing, solar panels for hot water, and an alarm system add to the overall security and efficiency of the property.

The villa also benefits from an uncovered parking space and a store room, enhancing the convenience of this home. For a touch of added luxury, the villa features shutters, providing an element of traditional Mediterranean charm.

Located just 300 meters from the sea, this villa is ideally situated for beach lovers, with a short 8-minute walk to the nearest sandy shore. All essential amenities, including Metro and LIDL Supermarkets, Kcineplex, and a plethora of delightful cafes, are within a leisurely stroll.

The villa is currently rented, providing a gross ROI of 5.6 until May 2024, making it a solid investment opportunity. **Viewings are available with prior notice.** The villa is a resale property and is not subject to VAT. The title deed is readily available, ensuring a smooth and hassle-free transaction. This unique property promises a comfortable, luxurious lifestyle for its new owners.



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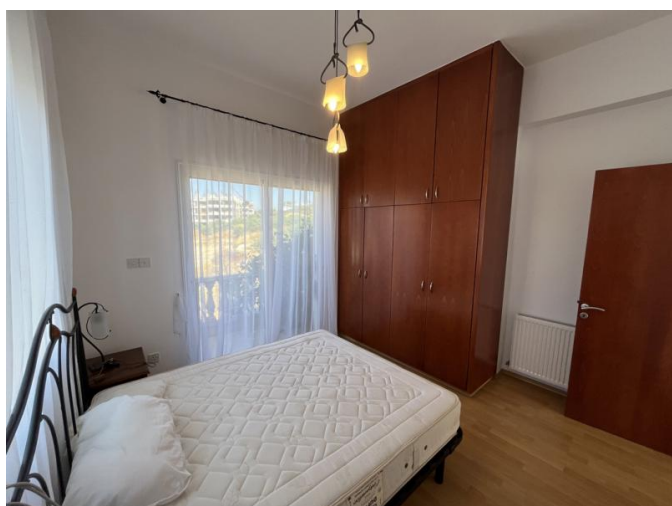
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