

# EXQUISITE 4-BEDROOM VILLA - MODERN COMFORT MEETS MEDITERRANEAN CHARM

4 000 €/month

<b>Property Code:</b>	5823
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Plot Area:</b>	400 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Number of floors:</b>	2
<b>Distance to the sea:</b>	400 m
<b>Uncovered verandas, m<sup>2</sup>:</b>	36

<b>Type:</b>	Long-term rent - House/Villa
<b>Internal Area:</b>	206 m <sup>2</sup>
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Modern
<b>Heating:</b>	Gas Central heating
<b>Distance to airport:</b>	65 km
<b>Covered verandas, m<sup>2</sup>:</b>	18

## Property features:

Barbeque	Central Heating	Covered Parking	Furnished
Pergola	Swimming Pool	Heating	Air Condition
Parking - Covered	Telephone Line	Alarm	Furnished
Private Pool	Laundry room	Solar panels for hot water	Double Glazing
Garden	Oven	Washing machine	Dish washer
Microwave	Cooker	Extractor Fan	Parking
Refrigerator	Balcony	Furniture	

## Description:

Experience the charm of Cyprus living at its finest with this stunning 4-bedroom villa nestled in the heart of Potamos Germasogia. With an internal area of 206 m<sup>2</sup> and an expansive plot area of 400 m<sup>2</sup>, this 2-story haven provides a blend of elegance, comfort, and tranquillity that epitomizes the quintessential Mediterranean lifestyle.

Located just 400 meters from the pristine azure sea, this villa offers both the tranquillity of a quiet neighbourhood and the convenience of city living. Essential amenities such as supermarkets LIDL and METRO, an array of delightful restaurants, charming cafes, and the vibrant K-Cineplex movie theatre are only a short 5-minute walk or 2-minute drive away.

This beautifully furnished villa showcases modern renovations, with a generously sized kitchen boasting ample storage space, a dining area featuring a captivating working aquarium, a guest toilet, and an expansive carpeted living room on the ground floor. With the added security of a comprehensive alarm system complemented by multiple cameras, you can rest easy in your new home.

The upper floor houses four spacious bedrooms, two luxurious bathrooms equipped with large bathtubs, a laundry room, and an array of closets offering ample storage space. Two balconies offer sweeping views of the surrounding landscape. The villa also has central gas heating, ensuring a cosy and warm living space during the cooler months.

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Immerse yourself in the lush outdoor space, boasting a sizeable coverable saltwater swimming pool, a barbecue area with a stone oven, and a covered sitting area with a retractable cover. An enchanting garden adorned with a variety of fruit trees adds to the overall charm. A high living fence ensures the utmost privacy for the residents. The villa also features covered parking for two cars, ensuring your vehicles are well-protected.

Amenities such as solar panels for hot water, double glazing, and modern kitchen appliances including an oven, washing machine, dishwasher, microwave, cooker, and extractor fan provide the perfect blend of functionality and comfort.

Pets? We've got them covered too - small dogs are most welcome.

**Experience the epitome of Cyprus living with this luxurious villa. Viewing is an absolute must - book your appointment today and seize this unparalleled opportunity to embrace the Mediterranean lifestyle you've always dreamed of!**



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