

# MODERN 4-BEDROOM VILLA WITH PRIVATE SWIMMING POOL

1 350 000 €

<b>Property Code:</b>	6092
<b>Location:</b>	Limassol - COLUMBIA
<b>Plot Area:</b>	341 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	5 km
<b>Status:</b>	Resale
<b>Covered verandas, m<sup>2</sup>:</b>	52

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	270 m <sup>2</sup>
<b>Bedrooms:</b>	4
<b>Renovation:</b>	Modern
<b>Year of construction:</b>	2020
<b>Distance to airport:</b>	60 km
<b>Uncovered verandas, m<sup>2</sup>:</b>	70

## Property features:

Sea View	Storage	Under Floor Heating	Air Condition
Parking - Covered	Alarm	Private Pool	Store Room
Laundry room	Solar panels for hot water	Double Glazing	Garage
Garden	Maids Room	Oven	Washing machine
Dish washer	Cooker	Extractor Fan	Parking
Refrigerator	Balcony		

## Description:

This modern nearly brand new villa is located within the Agios Athanasios municipality of the district of Limassol at a location known as the "Columbia" area, in a quiet residential neighbourhood, within easy access to the highway, seafront and within a few minutes walk to all amenities around.

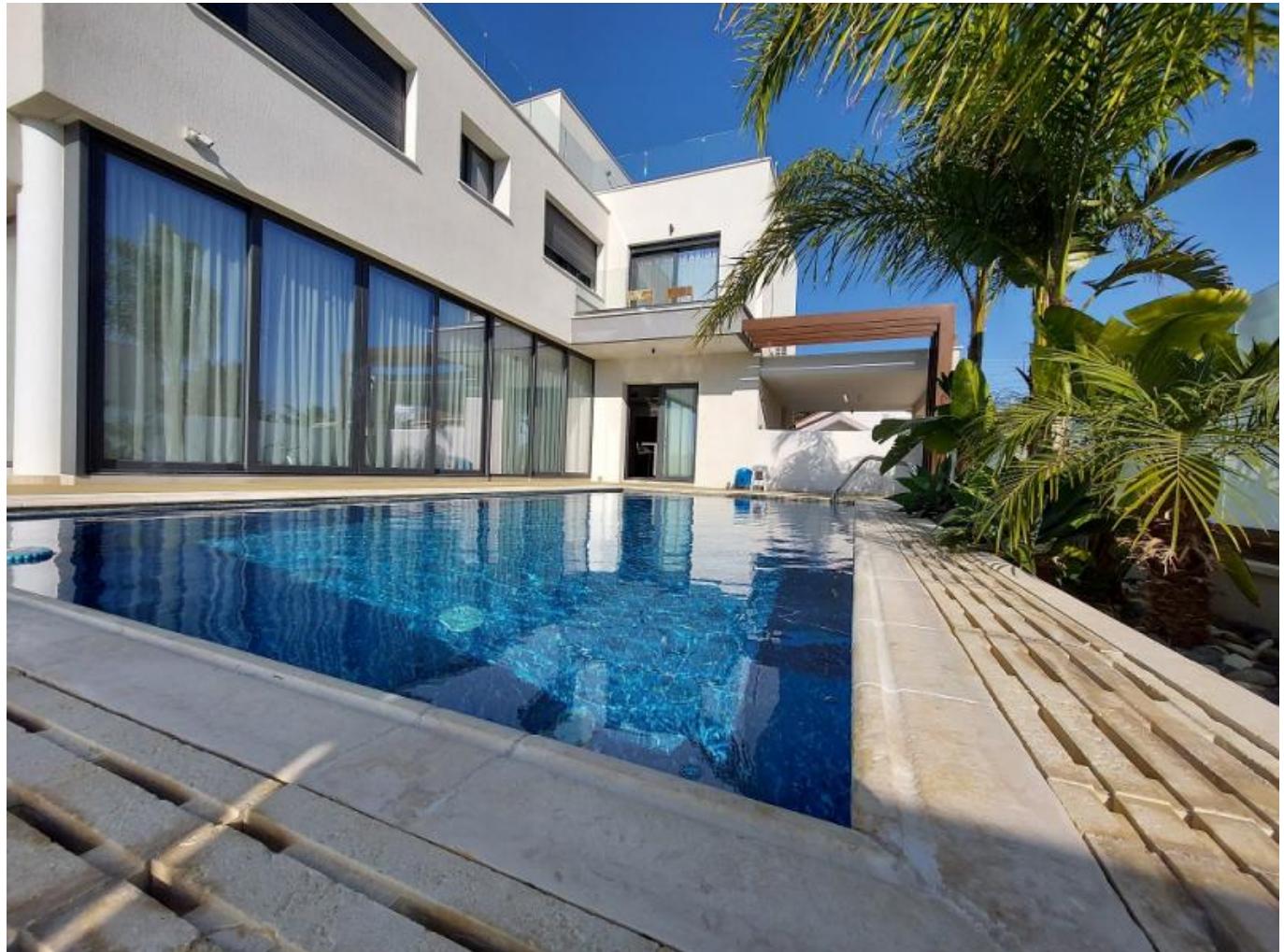
This modern property is built using high-quality material, has underfloor heating, provision for an elevator (if needed) and consists of a basement floor, ground floor, first floor and roof garden. All bedrooms on the first floor and the roof garden offer magnificent views of the city of Limassol all the way down to the sea.

The basement has a spacious bedroom which can be used for a guest room or maid's room, two storage rooms, a living room that can also be used as a games room, gym, music room etc. and a private bathroom. The ground floor has a modern, fully equipped kitchen, living room, dining area, guest toilet, private swimming pool, garden and private garage for two cars. The first floor has three bedrooms, of which the master bedroom has an en-suite bathroom, a main bathroom to be shared by the other two bedrooms and a laundry room.

**The house was completed in January 2020.**

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