

# MODERN 4BEDROOM VILLA WITH PRIVATE SWIMMING POOL AND PANORAMIC VIEWS

6 000 €/month

|   |                     |   |                              |
|---|---------------------|---|------------------------------|
| <b>Property Code:</b>                     | 6093                | <b>Type:</b>                            | Long-term rent - House/Villa |
| <b>Location:</b>                          | Limassol - COLUMBIA | <b>Internal Area:</b>                   | 270 m <sup>2</sup>           |
| <b>Plot Area:</b>                         | 341 m <sup>2</sup>  | <b>Bedrooms:</b>                        | 4                            |
| <b>Bathrooms:</b>                         | 4+                  | <b>Renovation:</b>                      | Modern                       |
| <b>Heating:</b>                           | Underfloor heating  | <b>Year of construction:</b>            | 2020                         |
| <b>Distance to the sea:</b>               | 5 km                | <b>Distance to airport:</b>             | 60 km                        |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 70                  | <b>Covered verandas, m<sup>2</sup>:</b> | 52                           |

## Property features:

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

## 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 an easy access to the high way, sea front and within few min walk to all amenities around.

This modern property is built using high quality material, has underfloor heating, provision for elevator (if needed) and consists of 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.

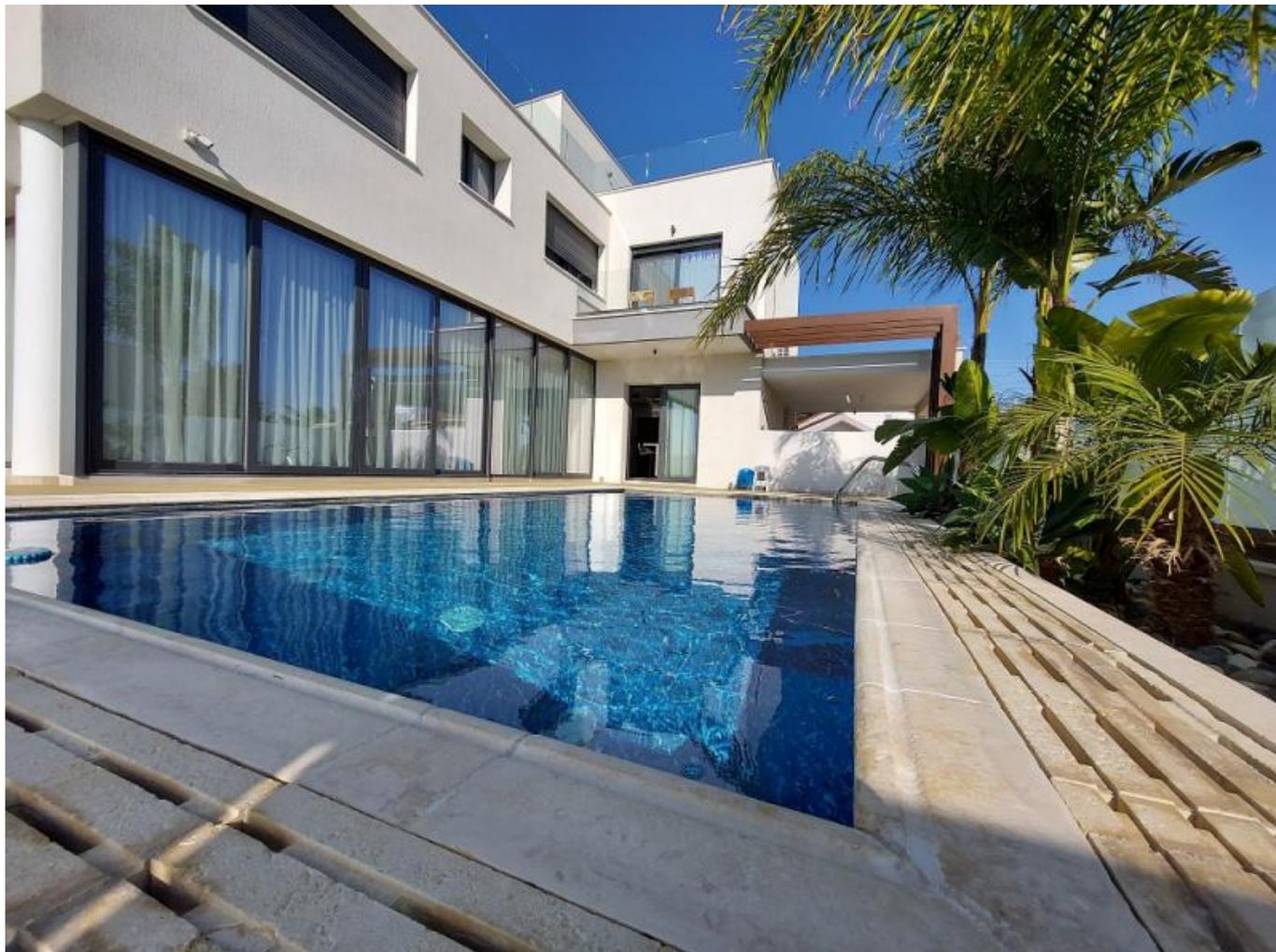
Basement has a spacious bedroom which can be used for guest room or maid's room, two storage rooms, living room which can be also be used as games room, gym, music room etc. and a private bathroom. Ground floor has a modern, fully equipped kitchen, living room, dining area, guest toilet, private swimming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

Price for rent €6,000 per month with minimum 6 months rents in advance plus 2 deposits.

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