

**CHARMING 3-BEDROOM SINGLE-FLOOR  
VILLA WITH PRIVATE POOL: MODERN  
COMFORT MEETS LUXURIOUS...**

€ 430 000

<b>Property Code:</b>	6161	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - SOUNI	<b>Internal Area:</b>	101 m <sup>2</sup>
<b>Plot Area:</b>	500 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	2	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	1	<b>Heating:</b>	Gas Central heating
<b>Distance to the sea:</b>	7.15 km	<b>Distance to airport:</b>	54 km
<b>Uncovered verandas, m<sup>2</sup>:</b>	32	<b>Covered verandas, m<sup>2</sup>:</b>	0

**Property features:**

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

**Description:**

Welcome to a haven of tranquillity and modern elegance nestled in a charming neighbourhood in Cyprus. This single-floor villa encompasses 101 sq.m. of internal living space, masterfully designed for comfort, convenience, and a luxe lifestyle.

Situated on a 500 sq.m. plot, this prestigious home offers a harmonious balance between indoor living and an alluring outdoor ambiance. The external space boasts a stunning 8x12 meters private pool, inviting you to immerse in serene relaxation, while a large patio at the front and the back provide generous outdoor seating options for alfresco dining, entertaining or lounging. A well-equipped BBQ place is at your disposal to relish outdoor cooking, along with a verdant corner of the plot flourishing with various fruit trees.

The property offers dedicated parking, comfortably accommodating two cars, ensuring your vehicles are safe and secure within the premises.

Inside, warmth and sophistication define the decor. The spacious living room features a cosy fireplace, a comfortable sofa, a TV, and a coffee table. Double-glazed windows throughout ensure energy efficiency and quietude.

The large kitchen is a chef's delight with a dining table, high-quality countertops, ample storage space and modern appliances, including a microwave, oven, hob, washing machine, and kettle.

21.06.2026

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This exquisite villa offers three bedrooms. The first is a master suite with a large bed and an en-suite bathroom, replete with in-built wardrobes. The second bedroom is also well-appointed with a large bed and an in-built wardrobe. The third bedroom offers versatility with a foldable sofa, desk, chair, and wardrobe, perfect for guests or as a study place.

The property is heated by a gas system and powered by electrical panels, with solar panels supplementing hot water needs, ensuring sustainability and economy.

**Seize this opportunity to buy a stylish, high-quality home. Experience the perfect blend of luxury, comfort and a touch of nature in Cyprus. Contact us today to arrange a viewing or for more details.**



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