

# LUXE 5-BEDROOM VILLA IN PALODIA: RUSTIC ELEGANCE MEETS MODERN COMFORT

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5 300 €/month

<b>Property Code:</b>	6218	<b>Type:</b>	Long-term rent - House/Villa
<b>Location:</b>	Limassol - PALODEIA	<b>Internal Area:</b>	400 m <sup>2</sup>
<b>Plot Area:</b>	900 m <sup>2</sup>	<b>Bedrooms:</b>	5
<b>Bathrooms:</b>	3	<b>Renovation:</b>	Renovated
<b>Number of floors:</b>	2	<b>Distance to the sea:</b>	8.7 km
<b>Distance to lake:</b>	6.2 km	<b>Distance to airport:</b>	65 km

## Property features:

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Air Conditioning	Covered Parking	Fireplace	Storage
Swimming Pool	Uncovered Parking	Unfurnished	Air Condition
Parking - Covered	Parking - Uncovered	Telephone Line	Private Pool
Store Room	Fireplace	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	Oven
Washing machine	Dish washer	Extractor Fan	Parking
Refrigerator	Balcony	Furniture	

## Description:

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Nestled within the serene environs of the Palodia district in Limassol, this 5-bedroom villa boasts a harmonious blend of rustic charm and modern finesse. With approximately 400 sq.m. of covered space set on a 900 sq.m. plot, this property is a perfect family residence, striking a balance between luxury and functionality.

## Prime Location:

The villa's location speaks volumes. It's a mere 3-minute drive to The Island Private School and 5 minutes away from The Heritage Private School, making school runs a breeze. The vibrant Limassol City Centre is just a 19-minute drive, ensuring that urban amenities are within easy reach, while the calming sea awaits at an 8.7 km distance. Add to this the picturesque mountain views that frame the property, offering a daily spectacle of nature's beauty.

## Interior Elegance:

Stepping inside, the ground floor welcomes you with an open-plan layout that accommodates a spacious dining, living room, and kitchen. A covered garage can comfortably park 2 to 3 vehicles. Additional features include a maid's room equipped with an en-suite bathroom and a practical kitchenette that can be used either by staff or for additional cooking needs.

Ascending to the first floor, you are greeted by a vast open space which can function as a secondary living room or a children's play area. The sleeping quarters comprise a main bedroom, two inviting guestrooms, and an additional guestroom with a walk-in closet and en-suite bathroom. A lavish

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main bathroom with a generous bathtub ensures relaxation after a long day.

### **Outdoor Oasis:**

The villa's exterior is equally impressive. A 4x9 meter swimming pool stands as the centerpiece, complemented by a safety fence for children. This pool area becomes the ideal spot for both relaxation and entertainment. Additionally, the presence of security cameras ensures peace of mind for the occupants.

### **Standout Features:**

Beyond its captivating aesthetics, the villa is equipped with state-of-the-art facilities. An 8.2 kW electricity solar panel system ensures energy efficiency, and solar panels dedicated to hot water provision are also in place. A notable mention is the recent renovation undertaken just a year ago, infusing the property with a fresh lease of life. Other significant features include double-width outside walls, polystyrene insulated walls, and a cozy fireplace in the living room, perfect for those chillier nights.

This property is not just a house; it's a statement of lifestyle. **Seize the opportunity to reside in one of Limassol's most sought-after addresses!**



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