

# 4 BEDROOM HOUSE WITH ROOF GARDEN AND SELF CONTAINED APARTMENT FOR SALE IN AG. TRIADA

€ 1 300 000

<b>Property Code:</b>	703	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - AGIA TRIADA	<b>Internal Area:</b>	300 m <sup>2</sup>
<b>Plot Area:</b>	222 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	3
<b>Heating:</b>	Diesel heating	<b>Year of construction:</b>	2012
<b>Distance to the sea:</b>	100 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Resale	<b>VAT:</b>	No
<b>Uncovered verandas, m<sup>2</sup>:</b>	200		

## Property features:

Unfurnished	Air Condition	Telephone Line	Store Room
Solar panels for hot water	Double Glazing	Garage	Garden
Maids Room	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Refrigerator	Balcony

## Description:

The property was custom built in 2012, on 3 levels, with high quality materials. It has double walls with polyester in the middle and upvc double glazed windows which maximalize the thermal izolation. At the ground floor there is a huge living area with separate kitchen and guest wc. Outside there is a garage and an internal courtyard. On the 1st floor there is a main bathroom, a hall and 4 bedrooms the main with ensuite. On the top floor there is a self contained apartment with shower and wc that can be used as maids room, gym, etc. There is also a big roof garden with barbeque place. The house has full AC and diesel central heating. Its potential is huge and is located in Limassol centre just 100m from the sea.

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