



## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianos, Limassol  
Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4263



### 6 BDR villa for sale in Green area

EUR 0

City: Limassol  
Area: Green area  
Type: Villa  
Bedrooms: 6  
Bathrooms: 4  
Pool: Private  
Plot: 980m2

Covered: 385m2  
Title deeds: No  
Sale type: Resale  
Kitchen: Fully equipped  
Furnished: No  
Parking: Private Covered  
Views: Sea views

Built year: 2000

\* Panoramic sea and city view \* Spacious detached villa with private swimming pool and tennis court  
\* Popular residential Green area \* Quiet area \* 3 minutes driving to all amenities (supermarkets, shops, cafes, restaurants, bakeries, gym, beauty salons, bus/taxi, etc) \* High ceilings \* Internal water fountain \* Central Heating and A/C all through \* 4 bedrooms + study room/ office + en-suite bedroom for the housekeeper (basement) \* Guest WC \* 3 Bathrooms \* Water well \* Automatic irrigation system \* Private swimming pool and garden \* Private tennis court \* Spacious verandas \* Covered area: 380m2 + covered/uncovered verandas \* Plot: 980m2 \* BUILDING FACTOR 80/90%, the house was built based on 40% so there can be built another similar size property \* Title deeds only for the plot, ready documents for new title \*

A great villa with a private tennis court, swimming pool, garden, and private water well, overlooking the sea and Limassol city!

Set in a quiet and sought-after Green area within a few minutes drive to all amenities and the beach.

Comprises:

ENTRANCE LEVEL: entrance hall/ living room leading to a separate fully equipped kitchen/ dining room with glass doors opening to the veranda and garden with swimming pool, and a guest W.C.

1st FLOOR: 4 bedrooms with fitted wardrobes (2 master bedrooms with en-suite shower room), 1

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family bathroom, and an extra room suitable as storage/wardrobe.

-1 FLOOR: Living room with kitchenette with sliding doors opening to the garden and swimming pool, guest toilet, and office/study room.

-BASEMENT: 1 bedroom with en-suite shower room (suitable for housekeeper), 1 bedroom overlooking the pool with a private kitchenette, a good size sauna, laundry room, and bathroom.

A spacious and cozy family home, perfectly located in the prestigious Green area, with amazing sea and city views.

Viewing highly recommended!

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