



## 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-4431



### 5 BDR villa for sale in Ekali

EUR 0

City: Limassol

Area: Ekali

Type: Villa

Bedrooms: 5

Bathrooms: 4

Pool: Private

Plot: 540m2

Covered: 560m2

Title deeds: Yes

Sale type: Resale

Kitchen: Fully equipped

Furnished: Yes

Parking: Private Covered

Views: Sea views

Built year: 2003

\* Residence on an elevated and isolated corner plot \* Set within the Golden Triangle in Ekali \* Unique 5 Star Hotel Spa features \* 3 levels \* 4 Double Bedrooms \* Master En Suite \* Spacious living room (2 sitting areas, Surround TV Lounge \* American Billiards Game Area \* Dining Area for 10 Persons \* Professionally Fitted 350ltr Fish Aquarium Italian solid wood separate Open Plan huge Kitchen with additional Helpers Kitchenette \* Herb Garden with Conifers and herb planting bench \* Covered large overlooking surrounding area and Park \* L Shaped Salt Water Swimming Pool with steps \* HydroPool Luxury self-cleaning Hot Tub \* BBQ area \* Mature garden and fruit Trees \* Office Space \* Maids Room \* Cinema Room with Surround System \* Hidden Effect Lighting \* Fully equipped Gym \* Work area (great for the DIY'er) \* Quality New TYLO Steam Room for 5 persons with glass mosaic and interior Ice Shower \* Covered parking (2 Cars) \* Off-Street Parking for additional 2 Cars \* 700sq.m Green Area with various fruit trees (Orange, Lemon, Fig, Carob and Olive trees) \* 2800sq/m Public Park Area to rear of property \* Title Deeds (no illegalities) \* Full Central Heating \* Fully Air Conditioned \* Quality light fittings throughout the home \* Italian Marble Floor \* Double glazed throughout \* Easy access to the Heritage, Pascal, Grammer and local schools, supermarkets, malls and beaches \* Easy Access to Highway with 3 exits to lower Limassol \* Under 3 minutes from Hospital ER Department \* Built on a monolithic construction base through reinforced concrete \* Offered Fully Furnished with all appliances and fittings \*

A rare opportunity to acquire a grand, 4 bedroom Residence on an elevated and isolated corner plot

Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information

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overlooking parkland. The property is set within the Golden Triangle in Ekali with fully functioning and unique 5 Star Hotel Spa features.

Comprising of:

### 1st Floor

- 4 Double Bedrooms, Master with En Suite.
- Cast Iron Guest Bathroom with Large separate shower cubicle.
- Large landing and recreational area
- Huge Loft Space for Storage or playroom conversion

### Ground Floor

- Open Plan Sitting Room, Guest Sitting Area, Surround TV Lounge, -
- American Billiards Game Area, Dinning Area for 10 Persons
- Professionally Fitted 350ltr Fish Aquarium
- Guest Powder Room
- Separate Open Plan Kitchen Area with Italian solid wood kitchen and fitted appliances, separate lounge area and casual sitting room.
- Separate Helpers Kitchenette
- Outdoor Areas
- Herb Garden with Conifers and herb planting bench
- Covered, secure and out of the way Luxury Dog Kennel with floor drainage.

### Outdoors

- Seating Area for approx. 14 persons covered through retractable double awnings, views over surrounding area.
- L Shaped Salt Water Swimming Pool with steps.
- HydroPool Luxury self-cleaning Hot Tub
- BBQ area with triangular picnic bench and table.
- Mature Trees, Shrubs and plants throughout.

### Lower Lever

- Office Space with fitted desks, shelves and structured cabling, RGB effect lighting
- Larder for storage of perishable goods
- Small Kitchenette
- Bathroom with WC
- Area for Maids Room
- Fully fitted and functioning Cinema Room with Surround System, Hidden Effect Lighting and fitted quality carpet

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- Fully equipped Gym including latest equipment, rack, weights, bars, bag, GHD and AirCycle
- Fully functional work area with worktops, island counter and tool storage (great for the DIY'er)
- Quality New TYLO Steam Room for 5 persons with glass mosaic and interior Ice Shower
- Panic Room fully hidden and secure with storage, sink and extractor for up to 6 persons.
- Covered and secure Parking for 2 Cars
- Off Street Parking for a further 2 Cars
- 700sq/m Private Green Area to Rear, Planted with various fruit trees including Orange, Lemon, Fig, Carob and Olive trees (can be developed further with kids play castle, rope bridge and sitting areas.
- 2800sq/m Public Park Area to rear of property with benches and shade.

The residence has all the quality fixtures and fittings you would expect from a luxury home including:

- Title Deed (no illegalities)
- Full Central Heating
- Fully Air Conditioned

An array of quality light fittings throughout the home

- Italian Marble Floor
- Double glazed throughout
- Easy access to the Heritage, Pascal, Grammer and local schools, supermarkets, malls and beaches.
- Easy Access to Highway with 3 exits to lower Limassol. Under 3 minutes from Hospital ER Department.

The whole property is built on a monolithic construction base through reinforced concrete.

The residence is dressed with stone with many features and benefits.

Offered Fully Furnished with all appliances and fittings.

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