



## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol

Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4548



### 4 BDR villa for sale in Monagroulli

EUR 0

City: Limassol  
Area: Monagroulli  
Type: Villa  
Bedrooms: 4  
Bathrooms: 4  
Pool: Private  
Plot: 15400m2

Covered: 450m2  
Title deeds: Yes  
Sale type: Resale  
Kitchen: Fully equipped  
Furnished: Yes  
Parking: Private Covered  
Views: Sea views

Built year: 2010

Monagroulli \* Luxury villa, plus, separate Guest House \* 4 bedrooms all with en-suite bathrooms and walk-in wardrobes \* Guest House: living room, double bedroom, bathroom and fully fitted kitchen \* Provision for Central Heating \* Double garage \* Swimming pool: 12mx6m \* Garden: 12 acre \* Irrigation system \* Own borehole \* Covered area: 450m2 \* Plot: 15,400m2 \* 10 minutes drive to the sea \* 10 minutes drive to the city center \* Fruit trees \* Swimming pool \* Title deeds

A splendid family home built to an very high standard with attention to detail.

A double front door leading onto a generous open-plan sitting room with feature fire-place and patio doors, second reception/office and library, utility room & guest WC. There is a large, modern fitted Italian kitchen featuring Miele appliances, solid granite worktops, concealed lighting and an impressive central island from which double doors lead to the dining room. From the sitting room a winding marble staircase leads upstairs to 4 outside double bedrooms that all have en-suite bathrooms, walk-in wardrobes and wide balconies. All of the bedrooms have views over the countryside and the sea.

The house offers double-glazing, shutters (all windows), air-conditioning throughout and provision for central heating.

All furniture from "Home & Decor" (included in the price).

There is a large swimming pool surrounded by a wide sun terrace.

In the grounds there is a separate guest suite with a double bedroom, bathroom & lounge diner with

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fully fitted kitchen.

The gardens surrounding the house are landscaped with lawns, palms and wide selection of fruit trees.

The property is guaranteeing total privacy in a peaceful rural setting yet conveniently positioned with easy connection to the highway.

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