



## 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-4785



### 4 BDR villa for sale in Episkopi

EUR 0

City: Limassol

Area: Episkopi

Type: Villa

Bedrooms: 4

Bathrooms: 4

Pool: Private

Plot: 750m2

Covered: 260m2

Title deeds: Yes

Sale type: Resale

Kitchen: Fully equipped

Furnished: Yes

Parking: Private Covered

Views: Sea views

Built year: 2005

\* Luxury 4 bedrooms villa in Episkopi, Limassol \* 260 sqm covered area \* 750 sqm plot \* 12 x 5 swimming pool \* Unobstructed sea views \* 1 km from Curium Beach \* Ideal property as residence or for investment \* Outside area: Mature garden \* Running stream \* Full sea view \* 12 x 5 swimming pool \* Bar with satellite TV \* Sunken Jacuzzi \* Covered patio \* BBQ area \* Separate 25 sqm annex (with office, kitchen and bathroom) \* Covered parking for 4 cars \* Inside area – ground floor: Spacious open plan living room \* Dining area for 10 people \* Marble topped fireplace \* Guest WC \* Understairs storage \* Luxury kitchen with integrated top-quality electrical appliances \* Inside area – second level: Master bedroom with en-suite bathroom, walk-in wardrobe and private spacious veranda with unobstructed sea views \* Second bedroom with pool and garden views, offering a walk-in wardrobe \* Third and fourth double bedrooms with en-suite bathroom and dressing area \* Storage room \* Exceptional features: Bar with satellite TV \* Sunken Jacuzzi \* Fireplace \* Running stream \* Kitchen with high quality granite \* Kitchen island with integrated Miele wine cooler \* 2 Neff built-in ovens \* Neff built-in microwave \* Neff 5 ring induction hob with Wifi \* Neff extractor fan \* Neff integrated dish washer \* Bosch integrated washing machine \* Samsung double fridge/freezer \* Redring instant boiling water tap \* Lutron lighting system \* Marble staircase \* Sonos sound system covering the entire inside and outside area \* Full alarm and CCTV systems \* Air condition system throughout \* Gas central heating in all rooms \* FOR MORE INFO. CALL +35799923303 \*

A UNIQUE OPPORTUNITY TO PURCHASE THIS STUNNING, MODERN AND RECENTLY

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

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### RENOVATED LUXURY FOUR BEDROOM VILLA.

This beautiful, exclusive 4-bedroom, 260m2 detached villa is located in an enviable setting in Episkopi, Limassol, with a private 12m x 5m swimming pool and unobstructed sea views across Akrotiri and Curium. It is situated 1km from Curium beach.

This impressive property is close to amenities, yet quiet and private in a prestigious neighborhood with easy access to sandy beaches and needs to be viewed to fully appreciate its quality, features and ideal location.

This Detached Spacious Villa boasts the luxury of a fabulous 750m2 plot accessed through electric gates and has parking for 4 cars.

To the front of the house it has a lovely, mature and well-maintained garden which includes a running stream and fantastic sea views.

Features outside include a fabulous bar area with satellite Tv for entertaining and for relaxing, an all year round sunken jacuzzi which can be used for those balmy nights under the stars enjoying the privacy and quiet that this property offers.

The unique shaped 12m x 5m swimming pool has ample sunbathing space around it to relax and enjoy the sun.

For those hotter days the property also has an impressive partly covered area and patio for cooling off and dining 'al fresco'

The outside area also has a BBQ area with lots of seating space.

Set away from the house is a separate annex which is currently being used as an office and utility room. The owners recently renovated the annex and fitted a modern kitchen with large breakfast bar. This annex could be utilized as a maids' quarters or guest suite with its own separate entrance. Adjacent to the annex is a bathroom with shower, sink and toilet. The covered area is 25m2 which is large enough to make it a self-contained studio apartment

Inside this substantial and impressive property is a finely decorated and renovated ground floor, featuring a very high specification throughout.

Two large front doors lead into a generous hallway and on into an extremely spacious open plan living area, light and airy with two sets of patio doors leading out onto separate patio areas, this room features a beautiful marble topped open fireplace for those chilly nights. A fabulous dining area for up to 10 people is another prominent feature of the ground floor which also provides a guest wc and understairs storage.

The newly fitted luxury kitchen is exceptional and unique; all cupboards and drawers are soft closing and the kitchen comes with integrated top-quality electrical goods. The whole kitchen has been fitted with high quality granite; including an oversized sink and draining area, large breakfast bar plus island which houses the Miele wine cooler. The main kitchen window has enviable sea views.

2 Neff built in ovens

1 Neff built in microwave

1 Neff 5 ring induction hob with Wifi

1 Neff extractor fan

1 Neff integrated dish washer

1 Bosch integrated washing machine

1 Samsung double fridge/freezer

1 Miele wine cooler

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1 Redring instant boiling water tap

The kitchen has also been fitted with Lutron lighting which can be programmed to set the mood you require for the 5 lighting different options.

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The first floor is accessed by a beautiful sweeping marble staircase with stunning wrought iron balustrades leading onto a spacious and light landing.

From here you will find an exceptional large master suite featuring a covered balcony area with glorious sea views, a lovely en-suite with and fabulous walk in wardrobes.

The first guest bedroom is a double room and benefits from unobstructed sea views, it has an en-suite bathroom and a dressing area.

The second guest bedroom has relaxing pool and garden views and offers a dressing area and ample wardrobe space.

The third guest room is also a double room with exceptional countryside and sea views.

All bedrooms are spacious and come with fitted with ample wardrobe/drawer space plus dressing area.

There is also a spacious Family bathroom with bath, shower, toilet and built in vanity units.

On the first floor is a storage room that is currently being utilised as a wardrobe for shows and bags.

This could also be used to store toys, laundry, clothes and much more.

There is access from the landing to a large usable loft area.

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This exceptional and individual property benefits from a top of the range Sonos sound system. The speakers fill the kitchen, living room/dining room, patio and bar area with rich crystal-clear sound from music, TV, movies, video games, podcats, radio and more. You can put on a movie in the living room, a podcast in the kitchen and music on at the bar. Or you can play the same thing throughout the whole house & outside area.

The property includes a full alarm and CCTV system.

Every room has hot and cold remote-controlled air conditioning units all compressor units tastefully hidden in outside wooden units, the villa also has the additional benefit of gas central heating in all rooms.

The house was built in 2005 and is fully insulated, making it cooler in the summer months and warmer in the winter months.

In 2012 Structural tests of the building were carried out, the laboratory people extracted 5 cores from columns around the house. The test results were very good with the strengths ranging from 23.2 to 31.7 N/mm<sup>2</sup>, the design strength being 25N/mm<sup>2</sup>. The average is 27.5N/mm<sup>2</sup> and the lowest strength 4 units lower than average and the highest 4 units higher than average. Test results: very good. The test results can be provided if required.

Title deeds will be available before the end of 2018.

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