



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-4843



5 BDR villa for sale in Kapsalos

EUR 0

City: Limassol	Covered: 600m2
Area: Kapsalos	Title deeds: Yes
Type: Villa	Sale type: Resale
Bedrooms: 5	Kitchen: Fully equipped
Bathrooms: 3	Furnished: Yes
Pool: Private	Parking: Private Covered
Plot: 1000m2	

* A residence full of character * 5 bedrooms * 600 sqm covered area * 1000 sqm plot * 3 bathrooms * Laundry room * TV room * Large fully equipped kitchen * Secondary kitchenette * Open plan living space * 13 meters long swimming pool with WC and shower facilities * Sauna * Master bedroom with walk-in wardrobe and shower/steam-bath/Jacuzzi room * Outdoor BBQ and entertainment area * Sheltered kiosk area * Lush garden * Home-automation system * DAIKIN VRV heating and cooling concealed system * Underfloor heating on the ground floor and radiators on the first floor * Structured cabling network * Fire and burglar alarm system * Provisions for CCTV system * 3-panelled hot-water system * 3kW photovoltaic system * Enclosed double garage * Close to Makarios Avenue and all amenities *

Nested in the heart of the growing city of Limassol, this 5-bedroom residence provides a quiet sanctuary, offering a complete sense of privacy to its inhabitants. It is situated on a 1000m2 plot and is comprised of 600m2 of covered areas.

There is direct access to the house and enclosed double garage from the main street. The villa is set well off from the road, giving space to a lush garden and sheltered kiosk area.

On the ground floor, there is a TV room incorporating home-cinema features, a large kitchen, kitchenette, and an open-plan living space. To the south of the living room, sliding windows open up to a 13-meter long swimming pool, complete with sauna, WC and shower facilities.

On the first floor there are 5 bedrooms / 3 bathrooms, and a separate laundry room. The main

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master bedroom incorporates an integrated large walk-in wardrobe and shower/steam-bath/Jacuzzi room.

The outhouse living room is fitted with a small kitchen, and provides a bedroom equipped with an en-suite shower room.

The solid-hardwood-covered kiosk incorporates BBQ, dining and sitting areas for entertainment purposes.

The house is equipped with the following systems: • comprehensive home-automation system throughout the premises • DAIKIN VRV heating and cooling concealed system • underfloor heating to ground floor and radiators on the first floor • structured cabling network • wi-fi network throughout the premises • fire and burglar alarm system • CCTV system (provisions) • 3-panelled hot-water system • 3kW photovoltaic system.

The residence is located within walking distance to the popular Makarios Avenue, Lanitio School, with all amenities around and within a 3 minutes drive to the beach.

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