

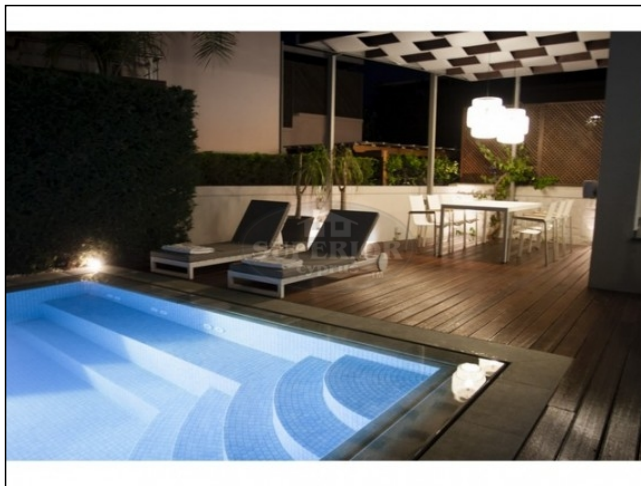


SUPERIOR REAL ESTATE - CYPRUS

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

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Reference No. LI-4920



4 BDR villa for sale in Amathus

EUR 1,800,000

City: Limassol

Area: Amathus

Type: Villa

Bedrooms: 4

Bathrooms: 4

Pool: Private

Plot: 335m2

Covered: 180m2

Title deeds: Yes

Sale type: Resale

Kitchen: Fully equipped

Furnished: Yes

Parking: Private Covered

Views: Sea views

Amathus area * Gated complex with 24h security * 200m from Blue Flag sandy beach * Luxury villa * 4 en-suite bedrooms * 2 levels * Covered verandas * Sea view * Reinforced concrete overflow swimming pool (4x8x1.4m) * Basement * Ground floor area of 90sq.m * 1st floor area of 90sq.m * Covered veranda on the ground floor 40 sqm * Pergolas on ground floor totaling 40 sqm * Pergolas 1st floor: 25 sqm * Fully furnished with Italian furniture * High quality building and materials used (natural marble, solid wood iroko, natural timber, granite kitchen tops, Groche bathroom fixtures, Bosch appliances) * External ecological fireplace * Wooden wall skirting for the entire house * Additional water provision in all bathrooms * Daikin air-conditioning in all rooms * Electrical under-floor heating throughout the house * Additional shutters and mosquito nets * Dimmer switches in all of the bedrooms * Water pressure booster pump and softener * Rainwater pumps in the basement * Wireless fire detectors * Electrical gate lock * CCTV security system *

An exclusive property, located within walking distance to the beach and being part of a luxury residential complex with communal swimming pools, tennis court and children's playground is now available for sale.

The two storey villa offers four bedrooms, all with ensuite bathrooms. On the ground floor there is a spacious living room, the kitchen with dining area and one bedroom. The covered veranda is connected to the living room and on a lower level there are another two verandas covered with pergolas, the swimming pool and a parking covered with pergola. On the second floor there are

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three bedrooms all with ensuite bathrooms, a veranda with sea view and covered with pergola. The house also has a basement with external connection from the garden of the house.

The house is fully furnished with Italian furniture (indoor and outdoor) and covers 180 sqm, on a plot of 335 sqm. Throughout the house, high quality materials were used, such as natural timber, solid wood iroko, natural marble, granite countertops in the kitchen and Groche bathroom fixtures. The kitchen is equipped with Bosh appliances, all integrated in the furniture.

The villa offers privacy and a quiet, serene environment, the back yard has 2 covered verandas and a private good sized swimming pool(4 x 8m), overflow style and made from reinforced concrete for high durability.

There are air-condition units (Daikin) throughout the house and also under-floor heating. The outside area also comes with an ecological wood burning fireplace. For the comfort of its owners, the villa has light dimmer switches in all the bedrooms, additional water provisions in all the bathrooms, a water softener system as well as a water pressure pump system. The property is also protected by an electric gate entrance and a camera CCTV surveillance system.

This property represents an unique opportunity of owning an upscale, quality built home, in a peaceful and secluded residential complex, just a few minutes walk to Limassol's finest beaches.

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