SUPERIOR REAL ESTATE - CYPRUS

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Reference No. LI-5040





7 BDR villa for sale in Agios Tychonas

EUR 0

City: Limassol
Area: Agios Tychonas
Type: Villa
Bedrooms: 7
Bathrooms: 9
Pool: Private
Plot: 1583m2
Covered: 973m2
Title deeds: Yes
Sale type: New
Kitchen: Fully equipped
Parking: Private Covered
Views: Mountain views

* Located in one of the most prestigious and elite areas - Agios Tychonas, Limassol * 3 minutes drive to the best beaches in the area, 5-star Four Seasons and Amathus Beach Hotels * Plot: 1,583m2 * Total Covered area: 973m2 * Internal Area: 718,5m2 * Covered Verandas: 253,5m2 * Uncovered Verandas: 141m2 * Living room * Dining room * 2 Kitchens * 4 En-suite bedrooms * Office/ or Bedroom * Gym (can be used as a bedroom en-suite) * Additional studio: 23m2 (suitable for housemaid) * 6 Bathrooms/ Showers * 3 Guest WCs * Basement: 138m2 * 1st Floor: 92m2 * Covered Veranda (1st floor): 72,5m2 * 2nd Floor: 204m2 * Covered veranda (2nd floor): 60m2 * Uncovered veranda: 26m2 * Ground Floor: 226m2 * Covered Veranda (ground floor): 50m2 * Uncovered veranda: 44m2 * Roof Garden Covered: 39m2 * Roof-Garden Uncovered: 45m2 * Garage: 35m2 * Covered Parking: 32m2 *

A unique and exclusive Villa located in one of the most prestigious and elite areas in Limassol - Agios Tychonas. It is only within 3 minutes drive to one of the best beaches in the area, to 5-star Hotels - Four Seasons and Amathus Beach Hotel - and in very close proximity to the city centre. New, spacious and privately owned villas with large gardens are neighboring this unique property.
The area and the villa offers the new owner a number of important advantages such as a prime location, close proximity to the Marina, the sea and the city centre.

Villa includes:

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Plot - 1.583 m2
Total Covered area - 973 m2
Internal Area - 718,5 m2
Covered Veranda - 253,5 m2
Uncovered Veranda - 141 m2

Living room - 1
Dining room - 1
Kitchen - 2
Bedroom en-suite - 4
Office/ or Bedroom - 1
Gym (can be used as a bedroom en-suite) - 1
Studio (suitable for house-maid) - 1
Bathrooms/Showers - 6
WCs - 3
Basement - 138 m2

1st Floor - 92 m2
Covered Veranda (1st floor) - 72,5 m2
2nd Floor - 204 m2
Covered veranda (2nd floor) - 60 m2
Uncovered veranda - 26 m2
Ground Floor - 226 m2
Covered Veranda on the ground floor - 50 m2
Uncovered veranda - 44 m2
Roof Garden Covered - 39 m2
Roof Garden Uncovered - 45 m2
Studio (for house-maid) - 23 m2
Garage - 35 m2
Covered Parking - 32m2

SPECIFICATIONS & MATERIALS
External walls
- The property's external walls built with special thermal insulation bricks and covered Alukobond profile and natural stone.

Windows
- The profile Rabel 62 Thermal Super Slim and glass Stopray Smart 51-33
Central A/C System - VRV Daykin
Under-floor heating - water pipe
Sanitary - Villerou & Boch
Kitchen - Home Cusina (Italy)
Kitchen equipment - Miele (Germany)

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Wardrobes - Giessegi (Italy)
Doors - Baraus (Italy)
Parquet - Cadorin (Italy)
LED Lightening System
Electric elevator
Sauna - Tylo
Photovoltaic Solar Panels on the roof - 10 kW
Full ready garden with watering system
BBQ area outdoor
Overflow swimming pool
Wine Cellar room
Alarm System & Security Cameras
Indoor Gym
Fire-place
Outdoor furniture - Yachtline
Roof-garden with aluminium pergola
Hot Tube Bath

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