



## 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-5059



### 3 BDR penthouse for sale in Agia Fyla

**EUR 700,000**

City: Limassol  
Area: Agia Fyla  
Type: Penthouse  
Bedrooms: 3  
Bathrooms: 3  
Covered: 381m2  
Title deeds: Yes

Sale type: Resale  
Kitchen: Fully equipped  
Furnished: No  
Parking: Private Covered  
Views: Sea views  
Built year: 2010

\* Agia Fyla hills \* Penthouse \* Built 2010 \* 3 bedrooms \* 3 bathrooms \* Master bedroom with en-suite shower and walk-in wardrobe \* 3 verandas \* Panoramic city and sea view \* Roof garden \* Separate ground floor apartment \* 141m2 penthouse covered area \* 35m2 covered veranda \* 34m2 uncovered veranda \* 81m2 roof garden \* 90m2 ground floor apartment (2 rooms) \* Garage for 2 cars \* Outside covered parking for 2 cars \* Title deeds \*

A one of a kind property, comprised of 3 parts: a 3 bedroom penthouse of 141m2 (occupying the entire 3rd floor of the building), a ground floor independent apartment of 90m2 (2 rooms and shower) plus a roof garden of 81m2, which can be connected through a staircase to have a more easy access from the flat.

The apartment is part of a modern building from 2010, displayed on 3 levels and having only 5 apartments in total. Located on the hills of Agia Fyla, within 200m to the nearest supermarket and close to all amenities, just a few minutes drive to Heritage School, the penthouse offers panoramic views of the city and the sea. The flat has 3 large verandas (35m2 covered and 34m2 uncovered), while half of the roof belongs to the flat and can be turned into a roof garden.

The apartment opens with a spacious, bright living room, connected to the semi-separate kitchen, which has access to the back veranda. On the corridor leading to the bedrooms, there is the guest toilet and a laundry space. All bedrooms have air-condition units, solid wooden floors, the master bedroom comes with en-suite bathroom, walk-in wardrobe and its own veranda. The apartment also

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has provision for central heating.

At the ground floor, there is a spacious apartment (currently used as office and storage), divided in 2 rooms and with a bathroom, which also belongs to the flat and it can be rented separately, used as a maid's quarter, guest flat, etc.

This property also comes with 4 allocated parking spaces: a garage for 2 cars and 2 outside covered parkings. Ready title deeds.

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