

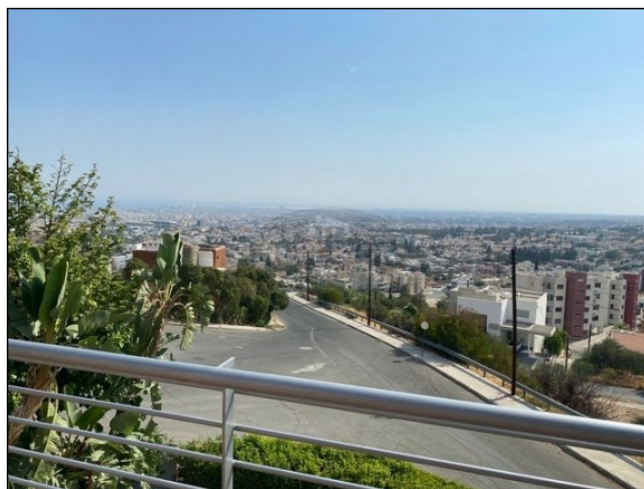


SUPERIOR REAL ESTATE - CYPRUS

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-5270



5 BDR villa for sale in Agia Fyla

EUR 0

City: Limassol
Area: Agia Fyla
Type: Villa
Bedrooms: 5
Bathrooms: 4
Plot: 614m2
Covered: 440.95m2

Title deeds: Yes
Sale type: Resale
Kitchen: Fully equipped
Furnished: Yes
Parking: Private Covered
Views: Sea views
Built year: 2006

Luxury Villa with Panoramic views * Agia Fyla * Easy access to motor-way and the city * 5 bedrooms * 4 bathrooms * 1 outdoor bathroom (for the pool, it is needed can be built one) * Fully furnished and equipped * Modern design * VRV AC system * Elevator * Audio system * Build- in central vacuuming system/ABB system * Automatic lighting system * Under-floor heating * Interphone entrance door control in all areas/floors * Phone lines in all areas * Security alarm system * Fire alarm system (in specific areas) * Waterproof socket outlets at ground veranda * All windows are double glazed * Metal system electrical Venetian blinds in all the bedrooms and roof garden * Remote controlled home lighting system * Irrigation system * Land Size 614m2 * Total Covered Areas 440.95m2, Auxiliary spaces: 22.6m2, Uncovered verandas: 42.5m2 Covered verandas: 41.4m2 Covered parking: 35.8m2 * About 15 years * Corner property * Cul-de-sac road *

Stunning, 3 story Villa, situated on an elevated position in Agia Fylla hill, one of the most popular areas in offering magnificent views of Limassol and the Sea.

Entering this beautiful home, you will be surprised how much has to offer, the modern design, the colors, the art, all these combined, make the property so unique.

The villa stands in excellent condition has been renovated, and is very well maintained over time.

Call +357 2531 2728 or email limassol@cyprus-realestate.net for more information

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The ground floor – entrance area comprises:

RECEPTION AREA

Open plan living room, 10 person dining room, sitting room with super modern fireplace, elevator, guest wardrobes, aquarium (operating with seawater), guest WC (designed by Antonio Citterio), and a second sitting area (solid wood).

SEPARATE KITCHEN

Fully equipped kitchen, with stainless steel- electric oven, microwave, refrigerator, dishwasher, island bar with 3 stools, Corian worktop in the kitchen, plus a sitting area (including a TV). In addition, there is a smaller kitchenette.

OUTDOOR AREA

Covered garage for 2 cars with automatic gates, the light sensor will be provided at parking and entrance area, barbeque place with light and waterproof socket outlets, 2 storerooms, WC & shower room, landscape garden, uncover veranda (deck), covered veranda area both with excellent views. Also, there are ready plans for a swimming pool, if desired.

The 1st Floor comprises:

Three double bedrooms with a magnificent view, home cinema/entertainment room (wallpaper designed by Antonio Citterio), maid quarter, a small kitchenette /laundry, bathroom (including both shower and bath and 2 washbasins also designed by Antonio Citterio). All the bedroom floors are made of Parquet top layer.

The 2nd Floor comprises:

Master bedroom with en suite Jacuzzi, shower, walk-in wardrobe (dressing room), kitchenette.

Also, there is a large roof garden (deck), offering amazing panoramic views.

A property, that must be seen!!

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