



**The complex is located in one of the most beautiful and prestigious areas of Limassol Ag**

*Cyprus, Limassol*

<b>Price:</b>	<b>€ 980 000</b>
<b>Object type</b>	House
<b>Number of rooms</b>	5
<b>Land area</b>	383 m2
<b>Area</b>	299 m2
<b>Category</b>	For sale



The complex is located in one of the most beautiful and prestigious areas of Limassol Ag. Tychonas. A) Near the beaches of a 4-5 \* star hotel (800 m), next to the rest of the infrastructure. B) Located on a hillside, has a beautiful view of the sea. C) Neighborhood - Cypriot and foreign businessman, wealthy individuals. D) Low building density, so the area can offer a limited number of villas for sale. Distance to the sea - 800 m The villa offers a wonderful view of the sea, a cozy courtyard and proximity to the park. The final touch of the African tree, Irroco, gives the villa a warm and cozy look. Complex, includes a children playground. A getaway, in a space surrounded by greenery. With a unique view of the blue sea, providing pleasant moments in a safe and comfortable environment, you and your little ones can relax, play and enjoy

**DESCRIPTION OF THE OBJECT**  
 Land area - 383 sq.m. Covered area - 299 sq.m. Number of bedrooms - 4 Number of bathrooms - 4  
 Ground floor: Living room Open plan kitchen Guest bathroom Terrace overlooking the garden, pool, sea Terrace with barbecue Parking for two cars  
 Second floor: Master bedroom with bathroom, balcony with sea view 2 bedrooms with shared bathroom  
 Basement (relaxation area): Additional kitchen / laundry 4th bedroom / study Sauna Shower room with toilet Home theater  
 Outside Area: Overflow pool Ceramic terraces Technical room for pool equipment B-B-Q Utility rooms

**Characteristics:** - Heating system "warm floor" - Split air conditioning system Mitsubishi - Automated home control system: A) Providing high-definition television using the latest digital standards (Hi-Definition), B) Communication system (Internet, telephone) B) Intrusion system D) CCTV security system - Remote control curtains on the ground floor, - electric gates, - double glazed windows, - Solar panels, - Water pressure pump. \* Providing a solar panel system for connecting to Gosset's energy reproduction.

**Features:** - Italian ceramic tiles Marazzi, - German NOLTE cuisine with a glass surface, - built-in Miele appliances (stove, oven, coffee machine, dishwasher) - Wooden boards in the bedrooms, - built-in lacquered cabinets, - suspended ceilings with lighting, - Cast Corian DuPont shell with built-in furniture, - Ladder made of natural oak - Glass construction of the balustrade. \* The price includes all furniture and accessories.

**Contacts:**

**Inna Kolupaeva**  
**GSM:** +37127788866  
 (Viber, WatsApp)  
**E-mail:** inna@mgrouplv