










## House-Villa in Agios Tychonas

Ref. No 1061



-  House
-  Mansion/Villa
-  5 bedrooms
-  7 bathrooms
-  495m<sup>2</sup> internal
-  90m<sup>2</sup> veranda
-  1293m<sup>2</sup> plot area
-  3 parkings
-  Resale

ASKING PRICE:

€ 2,850,000

Limassol, Agios Tychon

[VIEW ON THE WEBSITE](#)

The 5-bedroom villa with spectacular views of the mountains, sea, and the city is located in the most prestigious area of Limassol, on one of the hills of Agios Tychonas. The covered area of the house is 495 sq.m, covered verandas 90sq.m, uncovered verandas 40sq.m, Land 1293sq.m. Pool size is 10 m to 4 m. The position of this villa is in harmony with its surroundings and has a large, carefully selected, gorgeous private garden with an irrigation system, patios, kid's playground. The Villa has 4 floors - basement, ground floor, first floor, and attic. 5 bedrooms, four of them – en-suite, separate main kitchen, guest kitchen on the basement. The basement includes a large room with a bar, equipped with a home theatre system, billiards table, one bedroom with a bathroom and toilet, a laundry room, a small kitchen, and a sauna with a shower. There are two exits from the basement to the street. The basement can be used as a separate dwelling. The ground floor includes a living room with a working fireplace, an Italian fully equipped kitchen made of natural wood, equipment company Miele, guest WC, flooring - beige marble. Second floor: four bedrooms, three of which are equipped with a bathroom. There is also a storage room. Flooring - parquet. The third floor - the space under the roof, the size is 60 sq.m, currently used as an office, easily can be converted to the extra bedroom. Floors - laminate. All rooms are equipped with air conditioning cold/heat. All windows have electric shutters. All rooms are scattered over a lovely hillside, offering spectacular sea, mountain, and city view. The house is equipped with diesel central heating. The villa has a high-speed fiber internet connection. Also, there are 2 covered and 2 uncovered parking spaces.

Rental terms: every 6 months rent basis in advance + 2 deposits

Available from 1st of May 2023

### Main Features

Title deed: ✓

Construction year: 2006

Covered Parking: ✓

Heating type: Central heating

Central heating: Diesel

Energy efficiency: Not Required

Furniture: Furnished

Kitchen type: Separated

Uncovered Parking: ✓

Heating medium: Petrol

A/Cs: Split Units

### Additional Features

Garden: ✓

Attic: ✓

Barbeque: ✓

Fireplace: ✓

Study / Office: ✓

Maids room: ✓

Walk-in Closet: ✓

Guest WC: ✓

En Suite Shower: ✓

Cul-de-sac: ✓

Electricity: ✓

Wifi: ✓

Balcony: ✓

Basement: ✓

Laundry room: ✓

Guest room: ✓

Store room: ✓

Separate Kitchen: ✓

Ground Floor Bedroom: ✓

Garage: ✓

Water: ✓

### Specifications

Spacious rooms: ✓

Double Glazing: ✓

Fully Fitted Kitchen: ✓

Parquet Floor: ✓

Solar Panels for Hot Water: ✓

High ceilings: ✓

Built in Cabinets: ✓

Mosquito Nets: ✓

Pressurized Water System: ✓

### Facilities

Fire Alarm: ✓

Home Cinema: ✓

Playroom: ✓

Sauna: ✓

Quiet area: ✓

Easy access to main roads: ✓

Irrigation System: ✓

Playground: ✓

Private Swimming Pool: ✓

Relaxation area: ✓

Easy access to highway: ✓



## Views

Sea View: ✓

Garden View: ✓

City View: ✓

Village View: ✓

Panoramic View: ✓

Mountain View: ✓

Pool View: ✓





