

65178712

# BEAUTIFUL 3 BEDROOM FURNISHED VILLA CLOSE TO PARKLANE HOTEL

 Pyrgos Tourist Area, Limassol

**€3,500** /month





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 1

Covered

 177 m<sup>2</sup>

Type	<b>Detached Villa</b>
Showers	<b>1</b>
Toilets	<b>3</b>
Plot	<b>372 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2019</b>
Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Energy efficiency rating	 <b>A</b>

## Description

Situated in the prestigious St Raphael tourist district of Pyrgos, this exclusive gated complex presents a compelling investment opportunity. The package comprises three out of four villas within the development, all with proven rental track records and consistent long-term tenancies.

Key Features:

Scenic sea views

Strategic location in the St Raphael area

Gated community for enhanced security

Walking distance to beaches

Proximity to 5-star hotels and their amenities

Easy highway access

Clean title deeds available

The monthly rent includes pool maintenance.

Currently generating steady rental income, these properties offer an established investment with strong returns in one of Cyprus's most desirable coastal areas.

Property Portfolio Details:

3 independent villas within a 4-villa complex

All units consistently maintained with long-term tenants



# Floor plans

## VILLA F

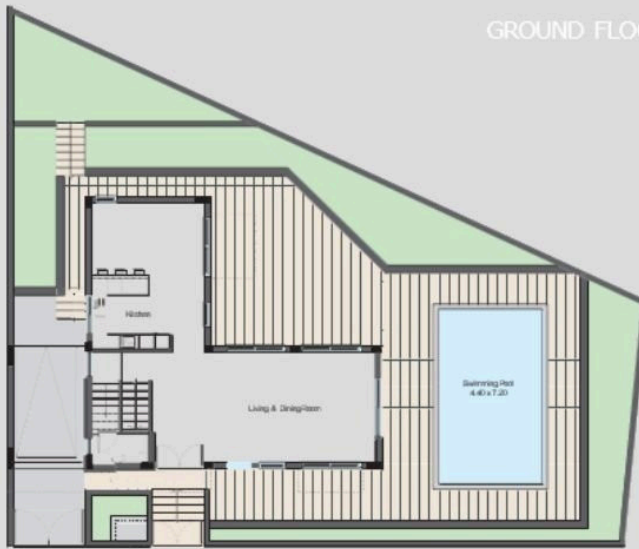
1<sup>ST</sup> FLOOR

VILLA TYPE	F
BEDROOMS	3
PARKING	1
INTERNAL COVERED m <sup>2</sup>	177
COVERED VERANDA m <sup>2</sup>	28.5
TOTAL COVERED m <sup>2</sup>	205.5
UNCOVERED VERANDA m <sup>2</sup>	120
POOL m <sup>2</sup>	31
PLOT SIZE m <sup>2</sup>	372



## VILLA F

GROUND FLOOR



VILLA TYPE	F
BEDROOMS	3
PARKING	1
INTERNAL COVERED m <sup>2</sup>	177
COVERED VERANDA m <sup>2</sup>	28.5
TOTAL COVERED m <sup>2</sup>	205.5
UNCOVERED VERANDA m <sup>2</sup>	120
POOL m <sup>2</sup>	31
PLOT SIZE m <sup>2</sup>	372



# Additional information

## Facilities

Aircondition, Split system

Parking, Uncovered

Storage

Gated complex

Pool, Private

Heating, Underfloor

Solar water heater

## Features

Alarm system

CCTV

Connected to electric mains

Easy access to highway

Entrance gate

Guest WC

Investment opportunity

Municipal water/sewage

Open plan

Sea view

Tile flooring

Balcony

Central TV system

Cul de sac

Easy access to main roads

Fitted wardrobes

High ceilings

Kitchen appliances

Near amenities

Pipe-in-pipe plumbing system

Shower

Walking distance to beach

Bright

Combined kitchen and dining area

Double glazing

En suite shower

Garbage disposal

Internet

Luxury specifications

Near bus route

Pressurized water system

Spacious rooms

## Distances

Amenities



200 m

Airport



65 km

Sea




200 m

## Contact us



**Sofia Geralis**

 (+357) 99408353

 sgerali@vivorealty.com.cy

