



**VIVO**  
REALTY

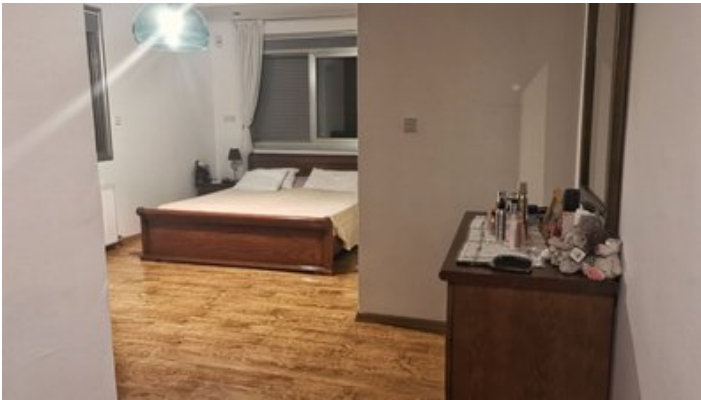


## 4 BEDROOM VILLA WITH POOL IN MESA GEITONIA

 [Limassol, Mesa Geitonia](#)

8176435





<b>Price</b>	€1,200,000	<b>Type</b>	House
<b>Bedrooms</b>	4	<b>Bathrooms</b>	3
<b>Covered</b>	320 m <sup>2</sup>	<b>Covered veranda</b>	30 m <sup>2</sup>
<b>Plot</b>	583 m <sup>2</sup>	<b>Year of Construction</b>	2009
<b>Status</b>	Resale	<b>Energy efficiency rating</b>	A
<b>Area</b>	Limassol, Mesa Geitonia		

## Description

This unique listing is situated in a quiet neighborhood in prime location, within 2 minutes access to the highway and 3 minutes to the city center and 8 minutes to the beach.

The location makes it a rare find due to the size and accessibility.

The house is aprox +- 320 m2 covered area in a plot of 583 m2.

### GROUND FLOOR

Entering the property you find a big modern open plan area consisting the foyer with solid hardwood staircase and stainless steel railing , the grand salon and the dining area all with marble floor , stone features , recessed lighting and big windows which makes it great to entertain.

A spacious modern Italian solid wood kitchen , island and breakfast table, German fitted top quality electrical appliances and a separate kitchenette. Spacious airy living room with big corner windows overlooking the garden, recessed lights and a great balcony area.

The ground floor also features one double size master bedroom with fitted solid wood wardrobes , en -suite bathroom and the quest w/c.

### UPPER LEVEL FLOOR

It consists of 2 double size bedrooms with en-suite bathrooms , solid wood fitted wardrobes and huge veranda areas. One of the bedrooms has the possibility of becoming 2 bedrooms given its size and layout with common bathroom. Another room is available as office space or maids room.

### GARDEN

This unique garden oasis so close to the city center features a fully grown Mediterranean garden , a lovely 4x8 meter pool , a beautifully designed patio, a covered veranda right next to the kitchen - living space , Dutch top quality artificial grass, tall bushes barrier gives you a great feeling of isolation from your surroundings.

The property also features a double garage.

### ADDITIONAL INFO

Majority of the house has electric shuttering window system, A/C, Gas heating, Alarm system, Intercom



### Sofia Geralis

Property Consultant

✉ sgerali@vivorealty.com.cy

☎ (+357) 99408353

## Facilities

Aircondition, Split system  
 Parking, Garage, double  
 Storage

Heating, Underfloor  
 Pool, Private

## Features

Heart of city center  
 Easy access to highway  
 Spacious rooms  
 Municipal water/sewage  
 Balcony  
 Utility room  
 Entrance gate  
 Garden  
 Attic  
 Alarm system  
 Parquet flooring  
 Guest WC  
 Ground Floor Bedroom  
 Quiet Area  
 Marble flooring  
 En suite Bathroom  
 Modern design  
 Near amenities  
 Barbeque  
 Kitchen appliances

Easy access to main roads  
 Bathroom underfloor heating  
 Connected to electric mains  
 Openings in opposite sides  
 Fitted wardrobes  
 Entrance gate, automated  
 Shutters, electric  
 Bright  
 Open plan  
 Wooden flooring  
 Double glazing  
 Veranda, large  
 Roller Blinds  
 Granite countertops  
 CCTV  
 Luxury specifications  
 Near bus route  
 Internet  
 Office

## Distances

**Amenities** 3 km  
**Sea** 5 km  
**Schools** 200 m

**Airport** 65 km  
**Public Transport** 100 m