



VIVO
REALTY

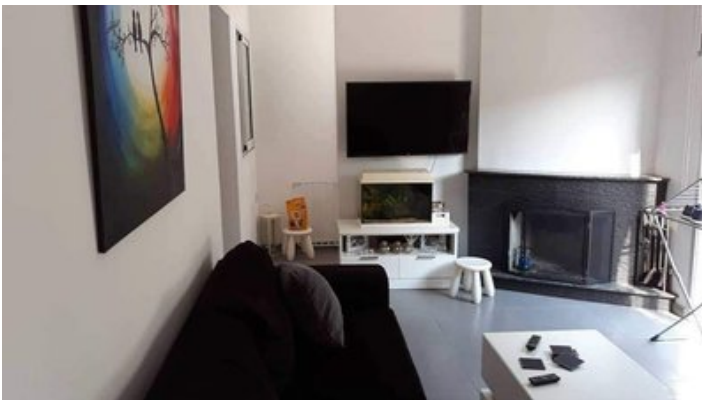


ELEVATED LUXURY LIVING OF 7 BEDROOMS WITH EXPANSIVE SPACES

 **Limassol, Agia Fyla- Laiki Lefkothea**

8181392





Price	€1,150,000	Type	Detached Villa
Bedrooms	7	Bathrooms	2
Covered	330 m ²	Basement	140 m ²
Plot	635 m ²	Year of Construction	2001
Status	Resale	Energy efficiency rating	B+
Area	Limassol, Agia Fyla- Laiki Lefkothea		

Description

Majestically perched on an elevated position, this 23-year-old residence exudes a sense of grandeur and timeless elegance. The open-plan living and dining area seamlessly flows, creating an inviting atmosphere for entertaining and family gatherings. The separate kitchen, equipped with modern appliances, opens onto a spacious terrace, complete with a BBQ area – perfect for alfresco dining and entertaining.

Offering unparalleled convenience, the property features a utility room, a dedicated office space, and a guest powder room on the main level.

Upstairs, four well-appointed bedrooms provide a serene retreat, including a luxurious master suite with an en-suite bathroom and a spacious walk-in robe. A full family bathroom serves the remaining bedrooms, while an extra room, currently utilized as a sitting area, offers versatility for your lifestyle needs.

Extending the living experience outdoors, the property boasts a stunning 5x10 meter swimming pool, surrounded by beautifully landscaped gardens, creating an oasis of tranquility and relaxation.

Additionally, the property includes a separate maid's quarter with a bathroom, providing added convenience and privacy.

On the lower ground level, a recently renovated 140 sq.m. two-bedroom apartment with a separate entrance offers endless possibilities, whether as a guest suite, staff accommodation, or a potential rental income opportunity.

With a total area of 330 sq.m. and a thoughtfully designed layout, this exceptional residence combines luxury, comfort, and ample space for effortless living and entertaining on a grand scale.



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Facilities

Aircondition, Split system	Heating, Central
Parking, Garage, double	Pool, Private
Storage	Pergola
Solar water heater	Self contained annex

Features

Shower	Central TV system
Central sound system	Easy access to main roads
Elevated	Connected to electric mains
Municipal water/sewage	Balcony, back
Balcony, front	Balcony
Fitted wardrobes	Garbage disposal
Entrance gate	Garden
Pressurized water system	Investment opportunity
Internal stairs	Bright
Open plan	Corner
Ceramic tiles	Kitchenette
Double glazing	Guest WC
Veranda, back	Veranda, front
Ground Floor Bedroom	Quiet Area
Granite countertops	CCTV
Rental Potential	En suite Bathroom
En suite Shower	Luxury specifications
Country view	Near amenities
Internet	Indoor Fireplace
Barbeque	Study
Office	Kitchen appliances

Distances

Amenities	500 m	Airport	65 km
Sea	7 km	Schools	1 km