



## 3 Bedroom Magnificent Villa - Ayios Tychonas, Limassol



### Information de l'agent

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### Détails de l'annonce

Propriété à:	Vendre
Prix:	USD 795,763.57

### Location

Pays:	Chypre
État/Région/Province:	Limassol
Ville:	Limassol
Soumis:	18/03/2024
Description:	

This impressive villa is located in Ayios Tychonas, Limassol.

Considered one of the most up-market residential areas of Limassol, Ayios Tychonas is a picturesque coastal village with pristine beaches. With a wealth of restaurants, bars and nightclubs along the beautiful coastline, it's not hard to see why this area is a desirable choice for those that wish to be near to everything that Limassol has to offer, without living right in the city. The cosmopolitan city centre of



Limassol is just a 15 minute drive away and is known as the financial, economical and cultural centre of the country.

Presenting a remarkable 3-bedroom villa situated within a brand-new gated development of 11 luxurious villas. Boasting an impressive energy efficiency rating of A, this villa offers sustainable living without compromising on comfort or style.

On the ground floor, residents are welcomed into an inviting open-plan layout seamlessly blending the living, dining, and kitchen areas. Accessible through patio doors, the covered veranda provides a perfect spot for outdoor relaxation. A convenient guest toilet adds to the functionality of the main level.

Upstairs, three well-appointed bedrooms await, including a lavish master suite with en suite facilities, ensuring privacy and comfort for residents. A shared bathroom caters to the needs of the additional bedrooms, providing convenience for all.

Outside, the villa features a charming garden, offering residents a serene outdoor retreat. For those seeking additional luxury, there is an option to install a private pool, ideal for refreshing dips on warm days.

Moreover, residents of the development can enjoy access to communal amenities including a pool, BBQ kiosk, and playground.

This villa presents an exceptional opportunity to experience modern living in a coveted location.

### **Property Features:**

- Electric Underfloor Heating
- Provision for AC system with split units
- Covered Parking
- Energy Efficiency A
- Optional Private Pool



## Development Features:

- Communal Pool
- Communal BBQ Kiosk
- Communal Playground

## Commun

Chambres: 3  
Salle de bains: 2  
Pied carré fini: 138 m<sup>2</sup>

## Utility details

Heating: Oui

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX5.557.854

