

# 4 Bedroom Detached House For Sale

**€1,740,000 Negotiable**

Amathounta, Amathus, Agios Tychonas, Limassol  
New Build

## Key Facts

- 4 Beds
- 4 Baths
- 310 m<sup>2</sup> Covered Area
- 373 m<sup>2</sup> Land Size
- 68 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 155m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 33141**



## Indoor Features

- Air Conditioning
- Basement
- Covered Parking
- Fireplace
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pet Friendly
- Playroom
- Pressurised Water System
- Under Floor Heating
- Underground Parking
- Utility Room
- Video entrance system
- Water Heater
- EPC Energy Class: A

## Outdoor Features

- Barbecue area
- Landscape Garden
- Private pool
- Roof Garden
- Solar System
- Uncovered Parking

## Description

Brand New Exquisite 4 Bedroom Detached Villa For Sale in Amathounta, Agios Tychonas, Limassol

Located in one of the most prestigious and tranquil areas in Limassol

It is only a few minutes from the beach and many amenities!

Swimming Pool!

Roof Garden

Sea and City Views!

3 Bedrooms + 1 Maids Room

4 Bathrooms

1 En-suite + 1 Family Bathroom + 1 Maids Bathroom + 1 Guest W/C with Shower

Additional Guest W/C

310m<sup>2</sup> of Net Indoor area

68m<sup>2</sup> of Covered Verandas

83m<sup>2</sup> of Uncovered Verandas

72m<sup>2</sup> of Roof Garden area

373m<sup>2</sup> of Plot area

2 Underground Parking spaces

1 Uncovered Parking

Office

Maids Room

Gym

Entertainment Room

Secondary living area

Laundry Room

Storeroom

Partially separate kitchen

Fireplace

VRV A/C + Split Units

Underfloor heating for all floors

Provisions for photovoltaic system

Video entrance system

Fitted Wardrobes

Laminated parquet floors in the bedrooms

BBQ Area

Pool decking area

Spacious landscaped garden

Gated and fenced property

Delivery Time: August 2024

This state-of-the-art home is a compelling investment opportunity!

It is excellent for permanent living or as a holiday home for a large family

Contact us for full information and for a private viewing!











