



Reference 14874

## Modern 4-Bedroom Villa Near Parklane Hotel

**€1,250,000**

Pyrgos - Tourist Area, Pyrgos, Limassol

4 Bedrooms | 4 Bathrooms | 217 m<sup>2</sup> Covered

### Description

Located in prestigious Pyrgos Tourist Area near Parklane Hotel, this villa provides easy highway access and sits within a quiet, well-maintained complex of five villas. Fully furnished with heated pool and rooftop sea views, it's ready for immediate occupancy.

#### Key Features:

- 4 Bedrooms
- 4 W/Cs
- Internal area: 217 m<sup>2</sup>
- Plot area: 446 m<sup>2</sup>
- Year built: 2013
- Fully furnished and equipped
- Air conditioning in all rooms
- Diesel heating with individual floor temperature control
- Open rooftop veranda with barbecue area, seating and sea view
- Basement with a private sauna and a separate guest room
- Heated swimming pool

Plot	446 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	C
Year of construction	2013
Status	Resale



- Landscaped garden with fruit trees
- Covered parking with automatic gates (2 cars)
- Quiet residential complex of only five villas

Asking price: €1,250,000 (No VAT)



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central, electric
  - ✓ Parking · Covered
  - ✓ Pool · Private, heated
  - ✓ Sauna
  - ✓ Storage
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Maid's room
  - ✓ Outdoor shower
  - ✓ Solar water heater
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## Features

- ✓ Next to green area
  - ✓ Cul de sac
  - ✓ Guest WC
  - ✓ Quiet area
  - ✓ Barbeque
  - ✓ Rental potential
  - ✓ En suite shower
  - ✓ Modern design
  - ✓ Sea view
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Irrigation system
  - ✓ Garden
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Kitchen island
  - ✓ Pool view
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery

































