



Reference 15537

## 7 Bed Exclusive High-End Villa with Private Pool in Panthea Area Limassol

**€2,200,000**

Panthea, Limassol

7 Bedrooms | 5 Bathrooms | 739 m<sup>2</sup> Covered

### Description

- 6+1 Bedrooms
- 5 W/C
- Internal Area: 739 m<sup>2</sup>
- Covered Veranda: 43 m<sup>2</sup>
- Plot Size: 1086 m<sup>2</sup>
- Garden Area: 209 m<sup>2</sup>
- Parking Area: 55 m<sup>2</sup>
- Guest Toilet
- Air-conditioning system
- Central heating
- Master Bedroom with En-Suite
- Dedicated Office Space
- Separate Guest/Maid's Room
- Private Swimming Pool
- Lush Landscaped Gardens
- Spacious Barbecue Area
- Modern Design with High-Quality Materials and Finishes

Plot	1086 m <sup>2</sup>
Covered veranda	43 m <sup>2</sup>
Uncovered veranda	209 m <sup>2</sup>
Parking spaces	4
Energy efficiency rating	Certificate expected
Year of construction	1994
Status	Resale



#### Location Highlights:

- Prime position in Panthea area
- Surrounded by shops, cafes, and essential amenities
- Quick access to Limassol city center and the coastal road
- Peaceful, family-friendly neighborhood

#### Investment Highlights:

- Excellent investment opportunity with strong potential for both short-term and long-term rental returns
- Highly desirable area ensuring high occupancy and rental yield
- No VAT applicable



## Facilities

- ✓ Aircondition · Split system   ✓ Heating · Split system   ✓ Parking · Garage, double   ✓ Pool · Private  
✓ Gym   ✓ Storage   ✓ Pergola   ✓ Landscaped garden   ✓ Maid's room   ✓ Outdoor shower
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## Features

- ✓ Next to green area   ✓ Guest WC   ✓ Veranda, large   ✓ Ground floor bedroom   ✓ Quiet area  
✓ Marble flooring   ✓ Tile flooring   ✓ Parquet flooring   ✓ Ceramic tiles   ✓ Barbeque   ✓ CCTV  
✓ Rental potential   ✓ En suite bathroom   ✓ En suite shower   ✓ Luxury specifications  
✓ Modern design   ✓ Country view   ✓ Panoramic view   ✓ Sea view   ✓ Near bus route  
✓ Near amenities   ✓ Guestroom   ✓ Office   ✓ Satellite TV   ✓ Laundry room  
✓ Kitchen appliances   ✓ Alarm system   ✓ Double glazing   ✓ Open plan   ✓ City view  
✓ Irrigation system   ✓ Walk-in closet   ✓ Bar   ✓ Garden, large   ✓ Pressurized water system  
✓ Investment opportunity   ✓ Internal stairs   ✓ Suitable for work   ✓ Bright   ✓ Balcony, front  
✓ Fitted wardrobes   ✓ Garbage disposal   ✓ Utility room   ✓ Entrance gate, automated  
✓ Outdoor kitchen   ✓ Water softener   ✓ Openings in opposite sides   ✓ Connected to electric mains  
✓ Floor-to-ceiling windows   ✓ Ventilation system   ✓ Pipe-in-pipe plumbing system  
✓ Energy efficient doors/windows   ✓ Pool view   ✓ Breakfast bar   ✓ Municipal water/sewage  
✓ Own water supply   ✓ Combined kitchen and dining area   ✓ Spacious rooms   ✓ High ceilings  
✓ Easy access to main roads   ✓ Easy access to highway   ✓ Sound insulation   ✓ Separate dining area  
✓ Central TV system   ✓ Central satellite system   ✓ Central sound system   ✓ Bath   ✓ Shower  
✓ Water well   ✓ Safety deposit box
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## Gallery

























