



Reference 15538

## 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

























