



Reference 15892

Luxury 3 bed Villa with Pool next to Limassol Casino

**€1,770,000** +VAT

Tsekerzoi, Limassol

3 Bedrooms

4 Bathrooms

200 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 4 W/C
- Covered Area 200m<sup>2</sup>
- Covered Verandas 49m<sup>2</sup>
- Uncovered Verandas 76m<sup>2</sup>
- Plot Area 732m<sup>2</sup>
- Private Swimming Pool (Provisions)
- Covered Parking
- 2 bathrooms
- Close to several amenities
- Home Cinema Room (Provisions)
- Maids Room
- Main entrance is controlled via high-quality video entry system.
- Provisions security alarm system and IP cameras.
- Provision for wired home cinema system.
- Provision for sound control system.
- Spotlight

Plot	732 m <sup>2</sup>
Covered veranda	49 m <sup>2</sup>
Uncovered veranda	76 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2025
Status	Under construction



- Automation for lighting control, blinds, air-conditioning and underfloor heating systems is provided.
- Provision for sound control automation system.
- Provision for electric car charger.
- Provision for heated pool.
- Provision for smart metering system.
- Central Air Conditioning System includes the complete installation
- Photovoltaic systems
- Solar panels are situated on the roof



## Facilities

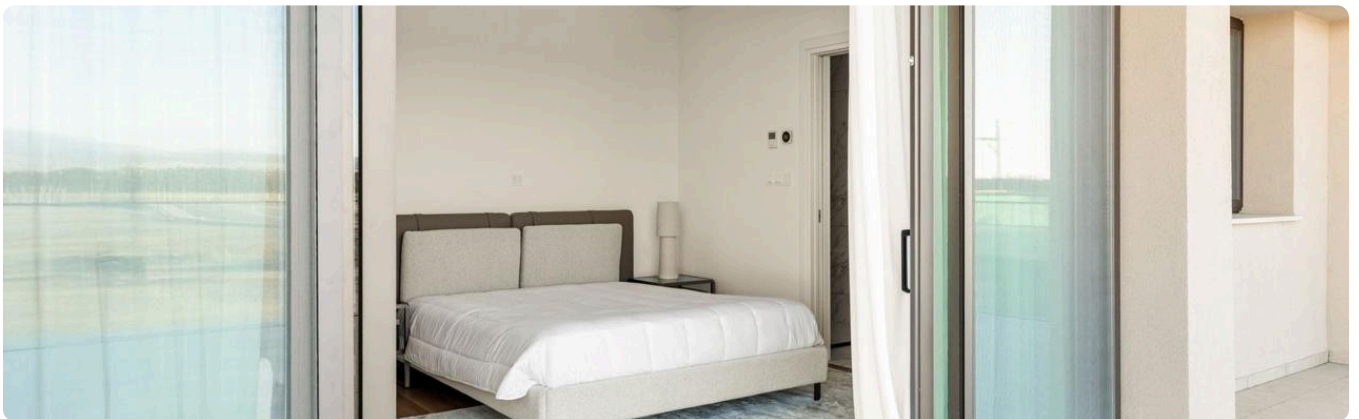
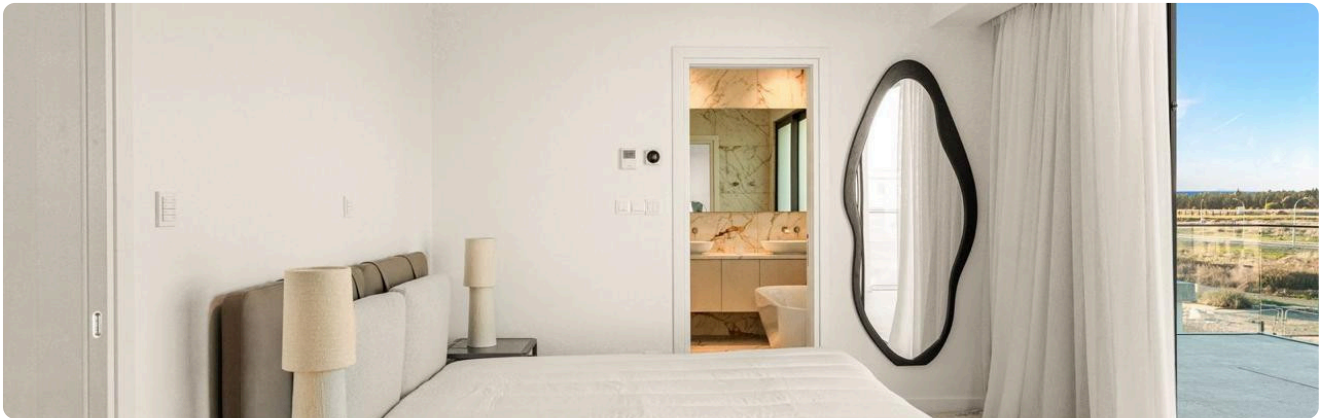
- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Maid's room
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
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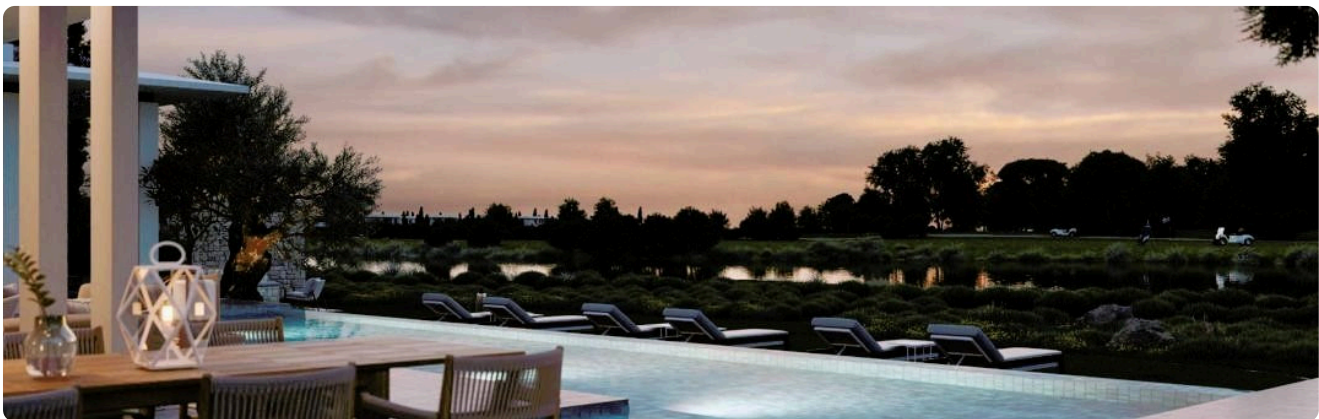
## Features

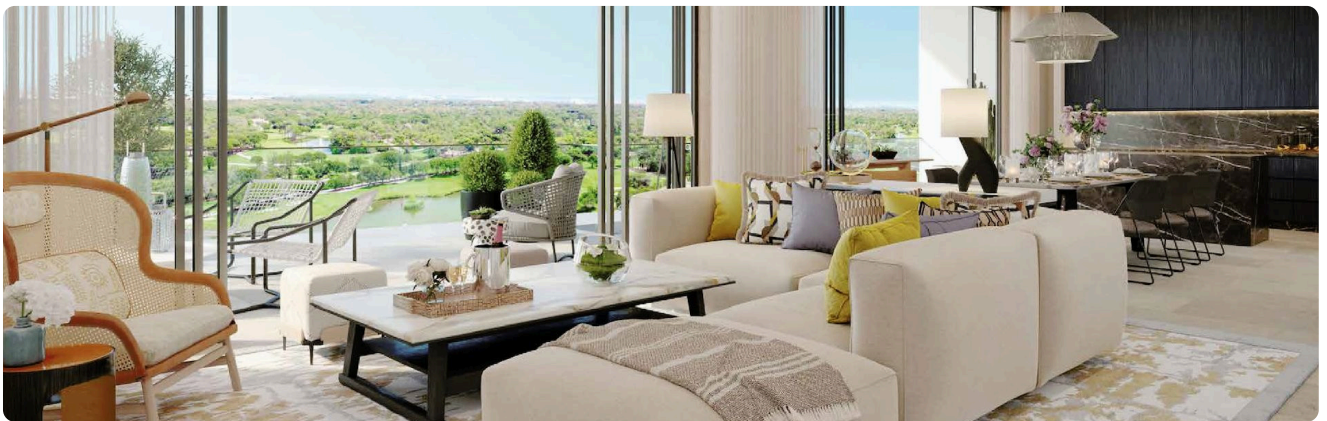
- ✓ Guest WC
  - ✓ Veranda
  - ✓ Roller blinds
  - ✓ CCTV
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Indoor fireplace
  - ✓ Guestroom
  - ✓ Roof garden
  - ✓ Alarm system (provision)
  - ✓ Garden
  - ✓ Garden, large
  - ✓ Pressurized water system
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Guest cloakroom
  - ✓ Shutters, electric
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Fire detector
  - ✓ Thermal insulation
  - ✓ Smart home automation
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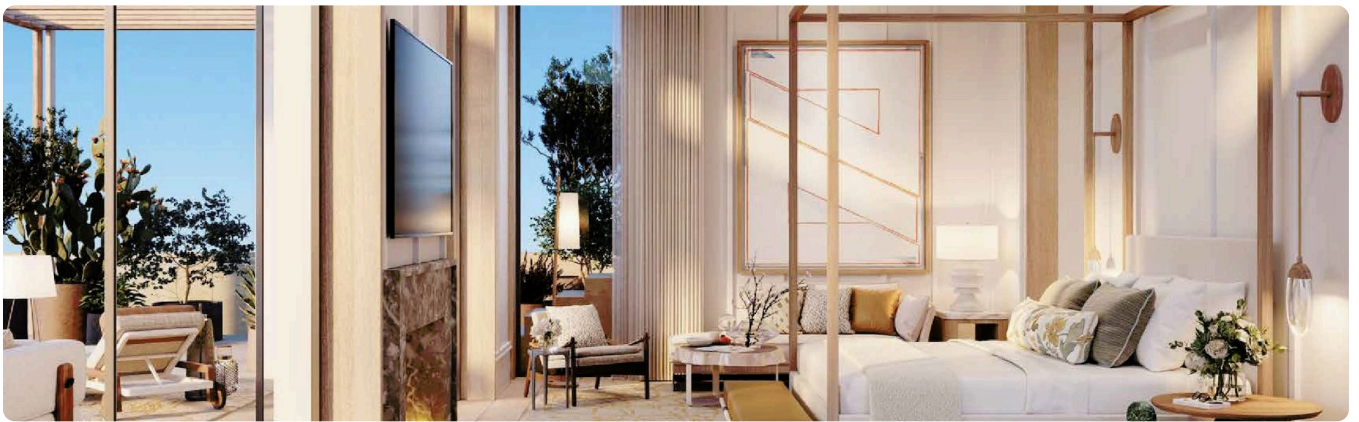
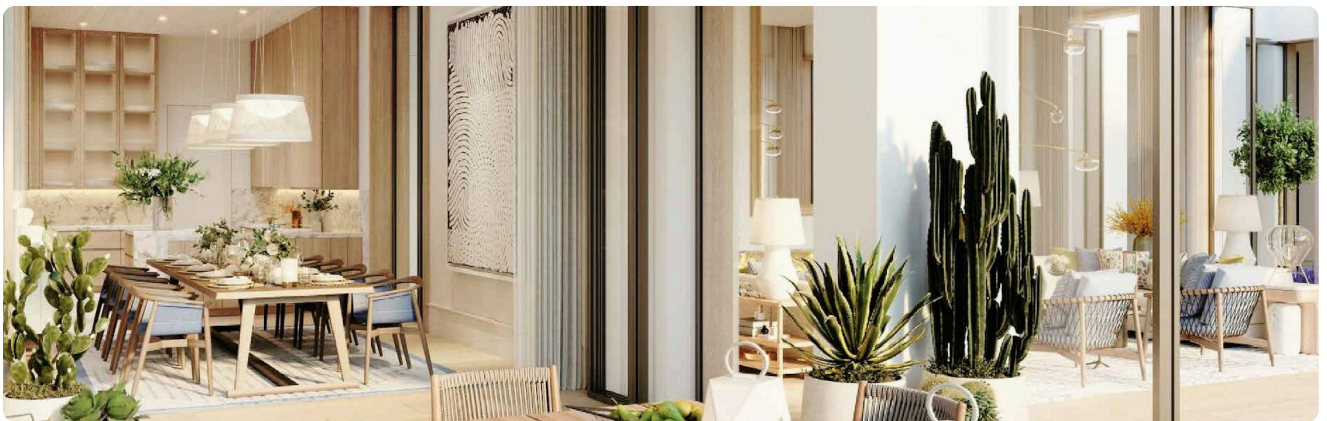
## Gallery





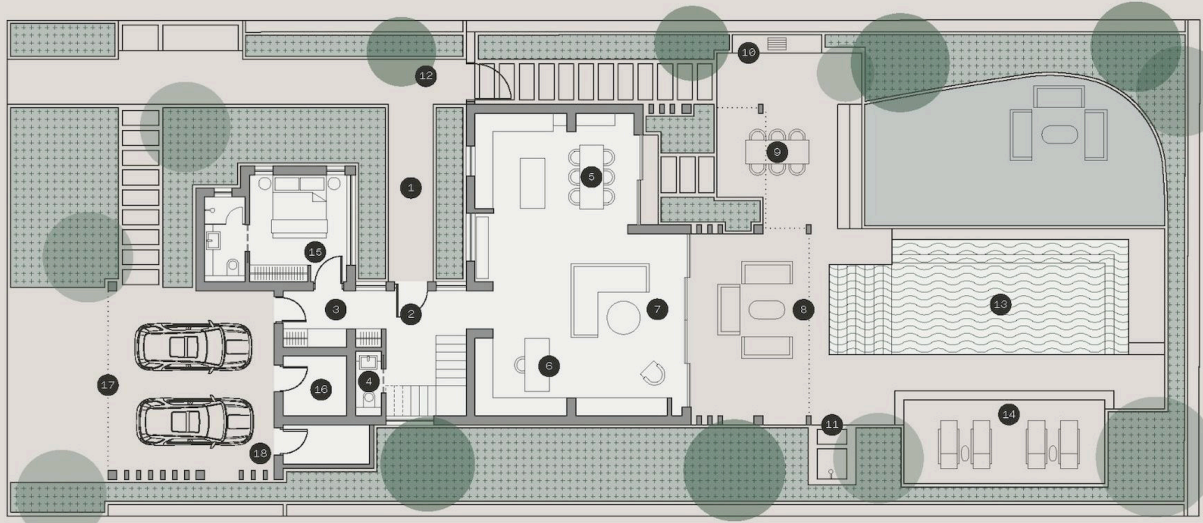








# Floor plans



GROUND FLOOR

FIRST FLOOR

