



Reference 17756

## Luxury 3+1 Villa with Private Pool for Rent in Panthea

**€13,500** /month

Panthea, Limassol

4 Bedrooms

4 Bathrooms

465 m<sup>2</sup> Covered

### Description

An executive 3-level villa set on a 1200m<sup>2</sup> plot, offering expansive living spaces, exceptional versatility and breathtaking panoramic sea views in the prestigious Panthea area.

#### Property Details:

- 3+1 bedrooms
- 4 W/C
- Internal Area: 465m<sup>2</sup>
- Covered verandas: 120m<sup>2</sup>
- Plot Size: 1200m<sup>2</sup>
- Fully furnished with brand new furniture and appliances
- Independent studio apartment with private shower
- Dedicated office space
- Spacious open-plan living and dining areas
- Designer kitchen with two island bars (seating up to 7)
- Guest WC
- Large cinema / family room with surround sound system

Plot	1200 m <sup>2</sup>
Covered veranda	120 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	B
Year of construction	2007
Status	Used



- Laundry & storage room
- Central heating
- Air conditioning throughout
- High-speed WiFi coverage
- Alarm system & video surveillance
- Smart video doorbell
- Photovoltaic system

Outdoor Features:

- Heated swimming pool
- Landscaped garden with automatic irrigation
- Expansive verandas with unobstructed sea views
- Automatic entrance gate
- 2 covered parking spaces

Location Highlights:

- Prestigious and elevated Panthea area
- Panoramic views of Limassol Bay
- Quiet and secure residential environment
- Easy access to the highway
- Short drive to Limassol city center
- Close to top schools and business districts
- Near all essential amenities

Rental Terms:

- Monthly Rent: €13,500
- Availability: Immediate
- Deposit: Two months' rent
- Advance Payment: One month's rent
- Minimum Rental Period: 1 year



## Facilities

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

## Features

- ✓ Guest WC
  - ✓ Veranda
  - ✓ Quiet area
  - ✓ Barbeque
  - ✓ CCTV
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Office
  - ✓ Laundry room
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ City view
  - ✓ Irrigation system
  - ✓ Garden, large
  - ✓ Pressurized water system
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Home cinema
  - ✓ Kitchen island
  - ✓ Breakfast bar
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
- 

## Gallery

















