



Reference 8489

Expansive 4-Bedroom Villa with Lush Grounds in Ypsonas

€1,250,000

Ypsonas, Limassol

5 Bedrooms

4 Bathrooms

430 m<sup>2</sup> Covered

## Description

? For Sale: Stunning, well-maintained neoclassical villa on a large plot.

? Location: Ypsonas | Close to essential amenities | Easy highway access

? Key Features:

- Covered Area: 430 sqm
- Plot Size: 1,835 sqm

Ground Floor:

- Elegant living and dining area
- Casual TV room
- Main kitchen with sitting area
- Additional small kitchen
- Guest toilet

Plot	1835 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	C
Year of construction	1998
Status	Resale



First Floor:

- 4 spacious bedrooms, including a master with en-suite
- Family bathroom
- Separate sitting area

Top Floor:

- Attic with a self-contained apartment (bedroom, living room, and bathroom)

Additional Features:

- Staircase: Impressive marble finishes
- Balconies: Expansive with scenic views
- Storage: Generous spaces + dedicated storage room
- Climate Control: Central heating and air conditioning

? Outdoor Amenities:

- Mature landscaping and grassy areas
- Football area and swimming pool
- Beautiful pergola with poolside bar

? Parking: Double covered with automatic doors

? Legal Status: Title deeds for the land | Final approval in process

?? Condition: Built in 1998 and exceptionally maintained

? Viewing Highly Recommended



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central
  - ✓ Parking · Garage, double
  - ✓ Pool · Private
  - ✓ Storage
  - ✓ Pergola
  - ✓ Landscaped garden
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## Features

- ✓ Guest WC
  - ✓ Barbeque
  - ✓ Rental potential
  - ✓ En suite shower
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Marble stairs
  - ✓ Kitchen appliances
  - ✓ Double glazing
  - ✓ Attic
  - ✓ Open plan
  - ✓ City view
  - ✓ Bar
  - ✓ Garden, large
  - ✓ Investment opportunity
  - ✓ Internal stairs
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate
  - ✓ Combined kitchen and dining area
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Kitchenette
  - ✓ Pool bar
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## Gallery















