



EXCLUSIVE  
PROPERTIES

**Exclusive Properties**

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## House-Villa in Amathus LIM05047

Amathus, صربق, لوساميل

Luxury four-bedroom villa, in a community of just 14 villas, located in Amathus area, the first line on the beach next to the new hotel Amara and all amenities. The total covered area is 520 sq.m and the plot is 455 sq.m. The villa has four floors. Starting from the basement, there is a private sauna, shower room, one toilet, spacious playroom, open-plan kitchen with a dining area and three storage rooms. On the main ground floor, there is an open plan kitchen, with all electrical appliances (washing machine, dishwasher, oven, microwave, fridge/freezer, cooker, extractor fan), living and dining room with amazing sea views, and a bedroom with a private bathroom. On the first floor, there are three bedrooms, all with private bathrooms, build-in wardrobes and sea views. From the first floor, there is access to a large roof-garden with all necessary furniture and panoramic sea views. Outside, there is a private swimming pool, BBQ area, garden, patio furniture and a garage that fits two cars. The villa is fully furnished, ready to move in and has a smart-house system, alarm system, under-floor heating, VRV air-conditioning system and heating system, and an elevator that serves all floors.

### ليصافت اليف - لزنم

4: فغل | 5: صيحرالم | 520: هاطغم قطانم | Plot Area (sq.m): 455

يطغم ريغبأرم - جارك | صاخ هحابس مامح | ةقيدح | يطغم بأرم - جارك | لمالك لاب زهجم خبطم | نوكلب \_ هفرش  
| رحبلا يلعل لطي | رحبلا يلعل لوأ فص

### رعسل

عيبالرعس:

7200000€

## تامس

### ماع

4: فرغال | لماك: ميلستالالاح | ديدج: الالاح

4: تايضراً | 4: يلخادضاحرم | 5: ضيحرارملا

Plot Area (sq.m): 455 | هاطغم قطانم: 520

## تازيمل

### يلخادلا

ثاأب هدوزم - ةشورفم | دعصم | هينورتكال تاباوب | جودزم جاجز | مورذب - يضرأقباط | نوكلب - هفرش

انوس | هقيدح دوزم حطس | حوتفم خبطم | فويضلل ضاحرم | فويضلاله فرغ | لمكالل زهجم خبطم

هامل طغض ماطن | فييكت ماطن VRV | تايضرالال تحت هئفدت ماطن | لافقأ | يكدلال لزنملا ماطن | نيزخت هفرغ

### جراخلا

هقيدح دوزم حطس | صاخ هجابس مامح | ةقيدح | بأرم - جارك | يطغم بأرم - جارك | ءاوش تازي هجت

يطغم ريغ بأرم - جارك

### هلالطا

حبسملا يلعل هلالطا | حبلال يلعل لطي | حبلال يلعل لولأ فص

# Images

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