



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

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## **House-Villa in Katholiki** LIM06780

Katholiki, Limassol, Cyprus

Luxury Villa in the city of center of Limassol, walking distance to all amenities and famous shopping streets. The covered area is 350 sq.m and plot 370sq.m. The villa consists of entrance, open plan space with 2 living rooms, dining rooms and spacious Italian kitchen, guest WC. On the first floor there is a big corridor, office, laundry room with kitchenette, three spacious bedrooms (master is en-suite and walk-in wardrobe), main family bathroom. In the basement (65 sq.m ) there is a storage room, shower room. There is a green area outside, a veranda with deck floor, a private swimming pool, a living area, and covered parking for three cars. There is a/c in all areas of the house, photovoltaic system of 7 kw, fireplace, electric gates; and the villa is in excellent condition.

### **House-Villa Details**

Bedrooms: 4 | Bathrooms: 4 | Covered Area (sq.m): 350 sq.m | Total area (sq.m): 370 sq.m |

Plot Area (sq.m): 370 | Energy Efficiency: Category N/A

Covered Parking | Gated Entrance | Private Swimming Pool | Fully Fitted Kitchen

### **Price**

**Sale price:**

1400000€

# Attributes

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## General

Condition: Resale | Delivery Status: Completed |

Bedrooms: 4 | Bathrooms: 4 | En-Suite Bathrooms: 1 |

Floors: 2 | Plot Area (sq.m): 370 |

Total area (sq.m): 370 sq.m | Covered Area (sq.m): 350 sq.m

| Title Deeds: Yes | Energy Efficiency: Category N/A

# Features

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## Exterior

Covered Parking | Gated Entrance | Private Swimming Pool

## Interior

Air Condition Provision | Basement | Double Glazed Windows | Electric Gates | Fireplace | Fully Fitted Kitchen |

Guest Wc | Laundry Room | Open Plan Kitchen | Storage Room | Solar Panels For Hot Water

## Views

Garden View

# Images

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