



**EXCLUSIVE  
PROPERTIES**

### **Exclusive Properties**

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## **House-Villa in Ayios Tychonas** LIM05957

Ayios Tychonas, Limassol, Cyprus

The 5-bedroom villa with spectacular views of the mountains, sea, and the city is located in the most prestigious area of Limassol, on one of the hills of Agios Tychonas. The covered area of the house is 495 sq.m, covered verandas 90sq.m, uncovered verandas 40sq.m, Land 1293sq.m. Pool size is 10 m to 4 m. The position of this villa is in harmony with its surroundings and has a large, carefully selected, gorgeous private garden with an irrigation system, patios, kid's playground. The Villa has 4 floors - basement, ground floor, first floor, and attic. 5 bedrooms, four of them - en-suite, separate main kitchen, guest kitchen on the basement. The basement includes a large room with a bar, equipped with a home theatre system, billiards table, one bedroom with a bathroom and toilet, a laundry room, a small kitchen, and a sauna with a shower. There are two exits from the basement to the street. The basement can be used as a separate dwelling. The ground floor includes a living room with a working fireplace, an Italian fully equipped kitchen made of natural wood, equipment company Miele, guest WC, flooring - beige marble. Second floor: four bedrooms, three of which are equipped with a bathroom. There is also a storage room. Flooring - parquet. The third floor - the space under the roof, the size is 60 sq.m, currently used as an office, easily can be converted to the extra bedroom. Floors - laminate. All rooms are equipped with air conditioning cold/heat. All windows have electric shutters. All rooms are scattered over a lovely hillside, offering spectacular sea, mountain, and city view. The house is equipped with diesel central heating. The villa has a high-speed fiber internet connection. Also, there are 2 covered and 2 uncovered parking spaces.

### **House-Villa Details**

Bedrooms: 5 | Bathrooms: 7 | Covered Area (sq.m): 495 sq.m | Covered Veranda (sq.m): 90 sq.m |

Uncovered Veranda (sq.m): 40 sq.m | Total area (sq.m): 495 sq.m | Energy Efficiency: Category N/A

Covered Parking | Private Swimming Pool | Air Condition | Balcony | Fully Fitted Kitchen | Internet |

Swimming Pool |

Mountain View

## Price

## Attributes

### General

Condition: Resale | Delivery Status: Completed |

Bedrooms: 5 | Bathrooms: 7 | En-Suite Bathrooms: 4 |

Floors: 4 | Total area (sq.m): 495 sq.m |

Covered Area (sq.m): 495 sq.m |

Covered Veranda (sq.m): 90 sq.m |

Uncovered Veranda (sq.m): 40 sq.m |

Energy Efficiency: Category N/A

## Features

### Exterior

Covered Parking | Private Swimming Pool

### Interior

Air Condition | Balcony | Double Glazed Windows | Fireplace | Furnished | Fully Fitted Kitchen | Guest Wc |

Home Cinema | Internet | Laundry Room | Playground | Parquet Floor | Sauna | Separate Kitchen |

Study / Office | Storage Room | Swimming Pool | Water Pressure System

### Views

City View | Mountain View

# Images

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