



EXCLUSIVE  
PROPERTIES

## Exclusive Properties

107, V Georgiou A', Belmar Complex D, Apt.

31, 4048 Limassol Cyprus

+357 25 737473

[sales@cyexclusive.eu](mailto:sales@cyexclusive.eu)

## House-Villa in Amathus LIM05007

Amathus, صربق, لوساميل

Luxury three-bedroom villa, located on the hills of Amathus in Limassol, close to all amenities, and a few minutes walk away from the beach. The covered area of the house is 360 sq.m, the plot is 450 sq.m and 40 sq.m. terraces. The house was built in 2013 and consists of four floors. Starting from the basement, there is a spacious garden outside and two master bedrooms. On the ground floor, there is a big kitchen with dining space, separate living room area, an office room (can also be used as a bedroom) and a guest toilet. On the first floor is located the master bedroom, with its own bathroom, balcony and a roof garden that can be transformed into a room or left as it is. The first floor also has a kitchenette. Outside, there is a big garden, private swimming pool, living area, BBQ area, external shower and a Jacuzzi area. The house has Smart home installation, VRV air-conditioning system, under-floor heating, fireplace, internal elevator, and solar system for hot water.

There is an option, to have the house furnished.

## ليصافت اليف - لزنم

360 sq.m: هاطغم قطانم | 4: ضيحاتارم | 4: فغل

ةقيدح | يطغم بأرم - جارك | ةحابس مامح | هئفدت | لمالكلاب زهجم خبطم | نوكلب - هفرش

رحبلال يلعلطي | صاخ هحابس مامح

## رعسلا

عيبال رعس:

2550000€

## تامس

### ماع

4: فرغلا | لماك: ميلستلا ةلاح | عيب هداغ: ةلاحلا

4: تايضراً | 3: يلخاد ضا حرم | 4: ضي حارملا

هاطغم قطانم: 360 sq.m

## تازيمل

### يلخادلا

لماكلاب زهجم خبطم | ةأفدملا | جودزم جاجز | يزكرم هئفدت ماطن | موردب \_ يضرأ قباط | نوكلب \_ هفرش  
بتكم هفرغ | لصفنم خبطم | هقي دحب دوزم حطس | يزوكاج | يلخاد دعصم | هئفدت | فويضلل ضا حرم  
شورفم ريغ | يكدلا لزنملا ماطن | ةحابس مامح | ةنخاسلا هايملل ةيسمشلل حاولالا | نيزخت هفرغ  
هايمل طغض ماطن | فييكت ماطن VRV | تايضراللا تحت هئفدت ماطن

### جراخلا

هقي دحب دوزم حطس | صاخ هحابس مامح | ةقي دح | يطغم بأرم - جارك | ءاوش تازي هجت

### هلالطا

رحبلا يلعل لطي | هني دمللا يلعل لطي

# Images

---













