

VILLA FOR SALE



Souni

Souni, Limassol

Cyprus

Asking Price

€3,900,000

Bedrooms 6

Year Built 2024

Bathrooms 4

Date Listed 12/02/2024

Size 420 Sq M

Listing ID GL-1733163812

Listed by: Bezino Trading Ltd

For more information, visit:

<https://www.globallistings.com/11976455>

Overview

House 27 - Carob

Covered size sq. m: 420m2 main house plus 80m2 covered verandas plus 40m2 guesthouse plus 20m2 maids house.

Plot size sq. m: 4286m2

Property Type and Location/City: "Sterling Carob", Located in Souni, Limassol, Cyprus.

Status: Ready for immediate delivery.

Sterling Project description: The house is Part of the Country Rose Sterling project and it is situated in Souni village in the foothills of the Troodos Mountains. The Sterling Project features thirty nine exclusive properties and has been tastefully conceived in order to reflect the beautiful pine, olive and carob woods in which it is located. The tranquil development is conveniently located for ease of access to Larnaca and

Paphos airports and is only a ten minute drive from the beach and a twenty minute drive from the thriving commercial town of Limassol.

The unique property design which utilises the warmth of natural stone together with reclaimed Roman style terracotta roof tiles and wood detailing combined with latest architectural advances blends modern living harmoniously with the local environment. Every care is taken by our company to ensure that externally the properties appear traditional in style and in keeping with the beautiful setting of which they are a part.

Property Specifications :

1. House consisting of :

A. Ground floor: kitchen, dining room, living room, TV room, guest's toilet, One bedroom with en-suite, One master bedroom with en-suite and walk in closet.

B. 1st Floor, two bedrooms all en-suite, library (open to below)

2. One double garage 8 x 9 m with Laundry room.

3. One double underground garage 6 x 7 m.

4. Swimming pool 5m x 12m Roman style overflow.

5. Stone wall boundary with iron bars and 2.20m high electric gate remotely controlled entrance door with video/audio link.

6. Water system connected to own water well.

7. Solar and electric water heating system.

8. Photovoltaic net metering system 10 KwA

9. Guesthouse 40m² with one en suite bedroom and kitchenette.

10. Maids accommodation 20 m² with en suite bedroom and kitchenette

11. Gym room with Sauna and toilet.

12. Covered bar and BBQ area

13. Reclaimed roof tiles on top of specially imported corrugated cement based sheets.

14. Double glazed aluminum windows.

15. Parquet wood in bedrooms.

16. Ceramic tiles downstairs.

17. Underfloor central heating

18. Air conditioning in all rooms

19. Smart home Automation System

A. For lights

B. For hot water

C. For air/conditioning

D. For under floor heating

E. For music

For Sale: €3,900,000 + VAT

Property area: 420 m2

Type: Villa

Parking: Covered

Condition: Brand new

Plot area: 4286 m2

Furnishing: Appliances Only

Included: Pool, Garden, Alarm, Fireplace, Playroom, Attic/Loft, Storage room

Postal code: 4717

Construction year: 2024

Online viewing: **No**

Air conditioning: Full, all rooms

Energy Efficiency: A

Bedrooms: 6

Square meter price: €9.286 /m2

Bathrooms: 4:

Contact

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Phone

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