

**4 bedroom villa €499,000**  
**Paramali, Limassol, Cyprus**



### **Key features:**

- Title Deeds
- Private Swimming Pool
- Fully Furnished
- Sun Lounge Area
- Amazing Sea Views

### **Full description:**

This four bedroom, three bathroom luxury villa is situated in the village of Paramali, west of Limassol, within 10 minutes walk of Paramali beach and with close access to the motorway serving Limassol and Paphos.

Built on a plot of 726 sqm the living area of 264 sqm consists of a large master bedroom ensuite with a fully fitted dressing area; a large fully fitted kitchen diner with white composite granite work surfaces and central island; a walk-in pantry and broom cupboard; living and dining area with a bay window with views out to Paramali beach, wood effect gas fire and leading through to a sun lounge with floor to ceiling windows giving uninterrupted views of the Pissouri Hills and the Paramali Olive plantations; a study with fitted cupboards. There are two further bedrooms, one with built in bunk beds and sink, both with fitted wardrobes; a family bathroom with bath and overhead shower. On the lower floor there is another large ensuite guest room, with separate entrance, ideal for visitors or even rental. All windows and doors are tinted, with double glazing and fly-nets. The property has an effective two-zone airflow system for cooling and heating the house, with economy temperature setting and timer controls.



The outside area is spacious and consists of a large veranda with a stone-built BBQ, a 4x7m swimming pool, a gazebo, a large courtyard; a further store room housing the swimming pool pump, the airflow system condensers and the water tank; there is a covered area for drying with a rotating clothes dryer and a covered carport, the garden area is easy care with well-established plants and shrubs and various fruit trees. The property has the advantage of SKY +



system with a 3.8m satellite dish.. All rooms have the facilities of TV reception; a TV aerial is fitted for local TV. The villa is available for immediate occupation and is for sale with full title deeds and fully furnished.

Paramali village is situated in a very green area. The beach is a designated turtle conservation beach and therefore is undeveloped and unspoilt. The hilltop tourist village of Pissouri is 5 minutes drive by country roads and the Aphrodite Hills development is 5 minutes by motorway. The newly opened Aphrodite Hills Golf Club offers exceptional value and world class facilities. Beaches are within walking distance, through easily accessed vineyards, and beachside tavernas only moments away.

