

# MODERN AND LUXURY 4-BEDROOM VILLA IN PAREKKLISIA WITH SWIMMING POOL

720 000 €

<b>Property Code:</b>	2272	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - PAREKKLISIA	<b>Internal Area:</b>	275 m <sup>2</sup>
<b>Plot Area:</b>	554 m <sup>2</sup>	<b>Bedrooms:</b>	4
<b>Bathrooms:</b>	4+	<b>Renovation:</b>	Modern
<b>Number of floors:</b>	3	<b>Distance to the sea:</b>	4.9 km
<b>Distance to airport:</b>	65 km	<b>Status:</b>	Under Construction
<b>VAT:</b>	Plus VAT	<b>Covered verandas, m<sup>2</sup>:</b>	37

## Property features:

Air Conditioning	Covered Parking	Furnished	Ground Floor
Swimming Pool	Air Condition	Parking - Covered	Telephone Line
Furnished	Private Pool	Store Room	Laundry room
Solar panels for hot water	Double Glazing	Garage	Garden
Parking	Refrigerator	Balcony	

## Description:

### SPECIFICATIONS

#### 1. Walls

Reinforced concrete with anti-earthquake studies. Insulation material for the prevention of humidity in all the stabs. All the walls will be built with No 1 quality bricks. Internal walls 10 cm wide. External 25cm width

#### 2. Covering the walls

All the walls in the toilets will be covered with tiles worth 20 euros per square meter and the ceilings will be covered with false ceilings with spotlights. The walls in the kitchen (between the cupboards) will be covered with tiles worth 20 euro

#### 3. Windows and outside doors

For the slide-windows aluminum, series will be used: mu 3000 thermal plus. For the outside doors and standard windows series mu 2500 thermal be used. All are whipped with double glasses and mosquito nets.

#### 4. Wooden constructions

Kitchen: Italian style. Indoors: Italian style, with high-quality melamine, with the color of your choice

#### 5. Cupboards

Italian style, high-quality melamine, the color of your choice. All the accessories(handles), will be of your choice with a maximum price of 700 euro

23.12.2024

**6. Floors**

All the internal floors will be covered with tiles for 20 euros per square meter. The price for toilets tiles will also be 18 euros and on the verandas, the price will be 20 euros per square meter

**7..WC materials**

The toilet, bath, showers, and sinks will be the best quality porcelain, white covered. All the accessories of the WC, like the mirror, shower door, and so are included

**8..Electrical and telephone installation**

Complete electrical and telephone installation approved with regards to the plans and the rules of the Electricity and telephone boards A.T.H.K & A.H.K. Television and telephone installations in every room. The doorbell at the entrance of every house. Double plugs for washing machines and fridges water tanks. Water with sun heating joined to each house

**9. Marbles & Granites**

For the stairs high-quality granite will be installed, worth 32 euros. On top of the kitchen cabinets high-quality granite, with 140 euros per meter will be installed. Outdoor stairs installed marble worth 22 euros per meter

**10. Parquet (wooden floor)**

All bedrooms will be parquet with 18 euros per square meter

**11. Provision**

Provision for central underfloor heating with heat pump, for the ground and first floor. The underground floor will have provision for heating units

**12. A/C**

Provision for installation of Air -conditioning in all the house

**13. Swimming pool**

There will be a swimming pool with the dimensions of 8.00 x 4.00 m skimmer

**14. Garden**

In all the garden, grass and trees will be planted with an automatic water supply controlled by a customer system

**15. Solar boiler**

Installation of a Solar Boiler connected to water in each house

**16. Central vacuum cleaner**

Provision for installation of central vacuum cleaner

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