

# PARKER BARNES



**€995,000**

**Argaka: Ref. ARG691**

This is a rare opportunity to purchase this newly completed, prestigious property in a prime location on a gated complex with its own private beach and adjacent to the proposed golf course at Limni. This fabulous, high quality three bedroom villa with private 10m x 5m overflow swimming pool is situated in sought after Argaka/Limni, within easy reach of all local amenities and with stunning views of the sea and Polis Chrysochous bay.



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## GROUND LEVEL

Kitchen/Dining Area (6.25m x 3.40m)

Luxury Italian kitchen, granite surfaces, double sink, all high quality Bosch appliances included. Open plan to dining area with feature archway.

Living Area (4.10m x 4.10m)

Comfortable area with fireplace with wood burning stove, patio doors lead onto a beautiful terrace with pergola and feature stone arches overlooking the pool.

Bedroom with en-suite (3.30m x 3.20m/2.30m x 1.80m )

Fitted wardrobes, luxury tiled ensuite bathroom comprising bath with shower over bath, hand basin and w/c.

## FIRST FLOOR

Bedroom with en-suite (3.30m x 3.20m/2.30m x 1.80m )

Fitted wardrobes, slide patio doors leading to full length terrace with wooden pergola and lovely sea views. Tiled ensuite with Jacuzzi bath, shower cubicle, hand basin and w/c.

Bedroom 3 (3.30m x 2.80m)

Fitted wardrobes, slide patio doors leading to full length terrace with wooden pergola and lovely sea views.

Four basement level rooms offer superb storage and additional bedroom, office, music or games room usage.

## BASEMENT LEVEL

Garage

Private entrance to driveway leading to underground garage.

2 x Basement Rooms 2 x Storerooms

Two rooms with windows providing additional flexible office, gym, games room, music room or bedroom potential. Also two large storage rooms.

## Other Features

- Marble flooring and ledges throughout
- Central heating and air conditioning
- Fully furnished including curtains and blinds and quality lighting
- Satellite TV
- Marble floors and walls in bathrooms
- Part stone wall feature
- Beautiful landscaped garden



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