

Villa on massive plot in Limassol

Kilani, Limassol



Price: 2,200,000 €

Specific details

Ads number	6339
Property status	Resale
Bedrooms	7
Covered (m ²)	500 m ²
Plot	4683 m ²
Title deed	Yes
Key Features	Air Conditioners, Pool

Description

Villa on massive 4683 sq m plot in Limassol. A Magical Country Retreat – Spacious 7-Bedroom Villa in Koilani Discover Agia Mavri House, a magnificent country home offering the perfect blend of traditional charm and modern comfort. Whether as a luxury family residence, holiday retreat, or dual-purpose home with rental income, this property is designed for both relaxation and hosting. Whether enjoyed as a permanent residence, a holiday haven, or as part of a lifestyle investment with income, Agia Mavri House offers both comfort and opportunity. Lifestyle Features Generous Living Space: ~500 m² with 7 bedrooms (4 en-suite), 5 bathrooms, and multiple living/dining areas. Ready for All Seasons: Fully air-conditioned and equipped with central heating for year-round comfort. Outdoor Paradise: Large swimming pool with panoramic views, outdoor seating & BBQ, and an upper garden filled with fruit trees (especially apples and grapes). Space for Family & Guests: Comfortably accommodates 14+ people. Perfect for family gatherings or entertaining friends. Turnkey Option: Currently operating successfully on Airbnb and Booking.com, already delivering a strong rental income stream. Property is fully furnished, operational, and generating strong returns through existing rental platforms. Convenient Location: Nestled in Koilani village, famous for its vineyards and traditional charm, yet only a short drive from Limassol. Agia Mavri House is a rare opportunity to purchase a fully operational short-term rental business with proven profitability. Already active on Airbnb and Booking.com, the villa combines consistent rental income with strong appreciation potential in Cyprus's sought-after Limassol wine region. Investment Highlights Income Potential: Nightly rates up to €550, with annual earnings reaching €100,000–120,000 under current occupancy. Outdoor Appeal: Large swimming pool, outdoor dining/BBQ areas, and landscaped garden with mature fruit trees (apples, grapes). Desirable Location: Set in Koilani village, part of the famous wine route, only 30 minutes from Limassol city and marina. This location is approximate only