










House in Germasogeia

Ref. No 1636



-  House
-  Detached
-  7 bedrooms
-  8 bathrooms
-  520m² internal
-  1104m² plot area
-  3rd floor
-  3 parkings
-  Under construction

ASKING PRICE:

€ 1,490,000+VAT

Limassol, Germasogeia

[VIEW ON THE WEBSITE](#)

The villa is situated in the picturesque suburb of Germasogeia in Limassol, Cyprus, this partially completed villa offers a perfect blend of bespoke luxury and family comfort. Positioned in the highly sought-after area of Agia Paraskevi, near Foleys School and elevated on a hillside, the property provides sweeping, unobstructed views of the sea.

The villa presents a unique chance for the new owner to customize the finishing touches, with the option to adjust the room sizes and layout to suit personal preferences.

The current layout includes:

- Basement: Two storage rooms, a garage for three cars, additional outdoor parking for two cars, a maid's apartment, spa and gym facilities, a sauna with a shower, a toilet, and a workshop.
- Ground Floor: Spacious living and dining areas, a kitchen, a kitchenette with laundry facilities, two guest W.C.s, and five ensuite bedrooms, each with walk-in wardrobes.
- First Floor: An office suite and a large roof deck featuring a private office with an exclusive bar and lounge, ideal for hosting events while enjoying stunning views of Limassol and the Mediterranean Sea.

Key Features:

- Plot Size: 1,104 m²
- Total Interior Space: 520 m² (Basement: 219 m² / Ground Floor: 216 m² / First Floor: 60 m²)
- Mechanical & Electrical (M&E) Area: 25 m²
- Two Swimming Pools
- Balcony Size: 14 m²
- Semi-Covered Veranda: 58 m²
- Roof Deck Area: 250 m²
- Elevator
- BBQ Area

Please note: The listed price reflects the property's current state. Additional expenses will be required to complete the project. Preliminary cost estimates are available from the agent.

Main Features

Proximity: Above Highway

Kitchen type: Separated

Covered Parking: ✓

Uncovered Parking: ✓

Additional Features

Modern design: ✓

Garden: ✓

Balcony: ✓

Fireplace: ✓

Laundry room: ✓

Guest room: ✓

Store room: ✓

Walk-in Closet: ✓

Guest WC: ✓

En Suite Shower: ✓

Under Ground Parking: ✓

Landscaped garden: ✓

Roofgarden: ✓

Barbeque: ✓

Cellar: ✓

Study / Office: ✓

Maids room: ✓

Pergola: ✓

Separate Kitchen: ✓

Ground Floor Bedroom: ✓

Garage: ✓

Abuts Green Area: ✓

Specifications

High ceilings: ✓

Facilities

Elevator: ✓

Playroom: ✓

Sauna: ✓

Easy access to highway: ✓

Gym: ✓

Private Swimming Pool: ✓

Quiet area: ✓

Easy access to main roads: ✓

Views

Sea View: ✓

Garden View: ✓

City View: ✓

Pool View: ✓

Panoramic View: ✓

Mountain View: ✓

Valley View: ✓

Village View: ✓



