











## Villa in Germasogeia

Ref. No 1696



-  House
-  Mansion/Villa
-  6 bedrooms
-  6 bathrooms
-  1 wc
-  346m<sup>2</sup> internal
-  465m<sup>2</sup> plot area
-  4th floor
-  2 parkings
-  Resale

ASKING PRICE:

€ 2,000,000

Limassol, Germasogeia

[VIEW ON THE WEBSITE](#)

This beautiful 4-level villa, completed in 2022, is located in the popular Germasogeia district of Limassol, villa is perfectly positioned for easy access to Limassol's city center and the sea, via the Germasogeia and Agios Athanasios exits, near Foley's School. It offers luxury living with modern finishes, and comes fully furnished and equipped.

Key features include:

- 346 sq.m. of covered space, plus verandas and a 465 sq.m. plot
- Underfloor heating for added comfort
- A landscaped garden and private pool perfect for relaxation
- Covered parking for two cars
- Mountain, sea, and city views from various points, including garden views from the bedrooms
- High ceilings for a spacious feel

The villa's layout offers seamless indoor-outdoor living:

- Ground floor: A spacious living room flows into an open-plan kitchen, complemented by a guest WC.
- First floor: Three bedrooms, each with access to verandas. The master bedroom is ensuite, featuring a shower and a walk-in closet, while the other two bedrooms share a bathroom.
- Rooftop terrace: A highlight of the property, this 40 sq.m. area offers breathtaking sea and mountain views. The terrace includes an extra room with an ensuite shower, ideal as a home office or guest suite.
- Basement: Features an additional three bedrooms, three bathrooms, and a dedicated laundry room for added convenience.

### Main Features

Furniture: Furnished

Construction year: 2022

Kitchen type: Open plan

Underfloor heating: Water

Energy efficiency: A

Appliances: ✓

Proximity: Above Highway

Covered Parking: ✓

A/Cs: Mixed System

## Additional Features

Luxury Fittings: ✓

Landscaped garden: ✓

Roofgarden: ✓

Security System: ✓

Barbeque: ✓

Laundry room: ✓

Guest room: ✓

Store room: ✓

Walk-in Closet: ✓

Guest WC: ✓

En Suite Shower: ✓

Modern design: ✓

Garden: ✓

Smart Home: ✓

Balcony: ✓

Basement: ✓

Study / Office: ✓

Maids room: ✓

Pergola: ✓

Outdoor shower: ✓

Ground Floor Bedroom: ✓

Abuts Green Area: ✓

## Specifications

Spacious rooms: ✓

Double Glazing: ✓

Open Plan Kitchen: ✓

Kitchen Top Granite/Marble: ✓

Marble Floor: ✓

Sound insulation: ✓

Pressurized Water System: ✓

High ceilings: ✓

Built in Cabinets: ✓

Fully Fitted Kitchen: ✓

Mosquito Nets: ✓

Electrical Shutters: ✓

Thermal insulation: ✓

Solar Panels for Hot Water: ✓

## Facilities

Irrigation System: ✓

Quiet area: ✓

Easy access to main roads: ✓

Private Swimming Pool: ✓

Easy access to highway: ✓

## Views

Sea View: ✓

Garden View: ✓

City View: ✓

Village View: ✓

Panoramic View: ✓

Mountain View: ✓

Pool View: ✓





