

#2814

# 4-Bedroom Villa, Germasogeia, Limassol

📍 Germasogeia, Limassol

€1,685,000 +VAT









# Overview

## Specifications

Bedrooms

 4


Bathrooms

 7

Covered

 377 m<sup>2</sup>

Type	<b>Detached House</b>
Plot	<b>385 m<sup>2</sup></b>
Covered veranda	<b>102 m<sup>2</sup></b>
Roof garden	<b>79 m<sup>2</sup></b>

Garden	<b>259 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2027</b>
Energy efficiency rating	 <b>A</b>

## Description

Presenting this luxurious 4-bedroom villa located in the prestigious Germasogeia area of Limassol. Ideally positioned just 2 minutes from the highway and only 5 minutes from the beach, this exceptional property offers a perfect balance of elegance, comfort, and convenience, making it ideal for both private living and investment.

The villa is thoughtfully designed across five levels. The ground floor features an en-suite guest bedroom, a utility room, and a separate bathroom. The next level includes the main entrance and private parking area. Above, there are three spacious en-suite bedrooms, offering privacy and comfort. A further level hosts the main living spaces, including a spacious living room with a fireplace, a dining area seamlessly connected to a modern kitchen, and a guest W/C, creating a warm and functional environment.

The top floor boasts a private roof garden with breathtaking views, ideal for relaxation and entertaining. A private swimming pool further enhances this outstanding residence, completing a truly exceptional home in one of Limassol's most desirable locations.

Property Details:

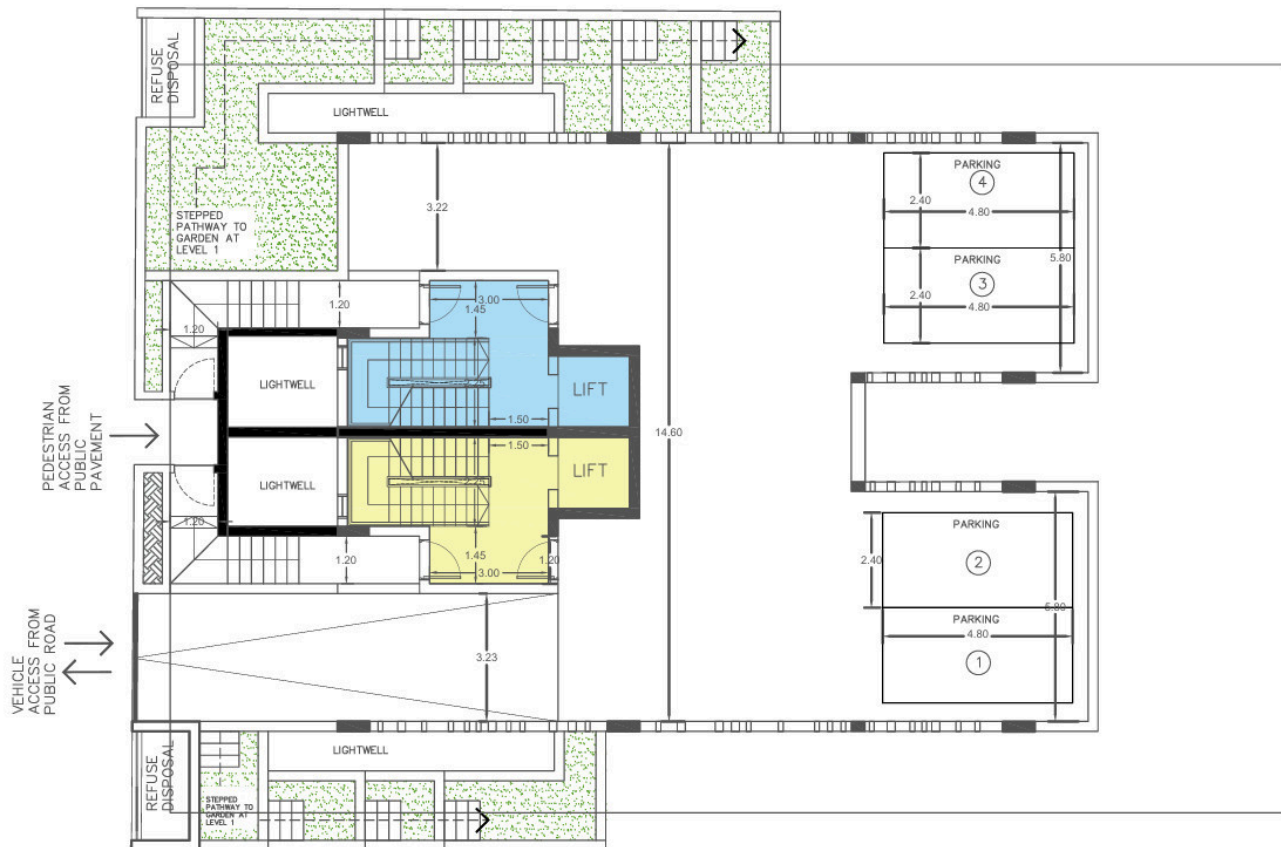
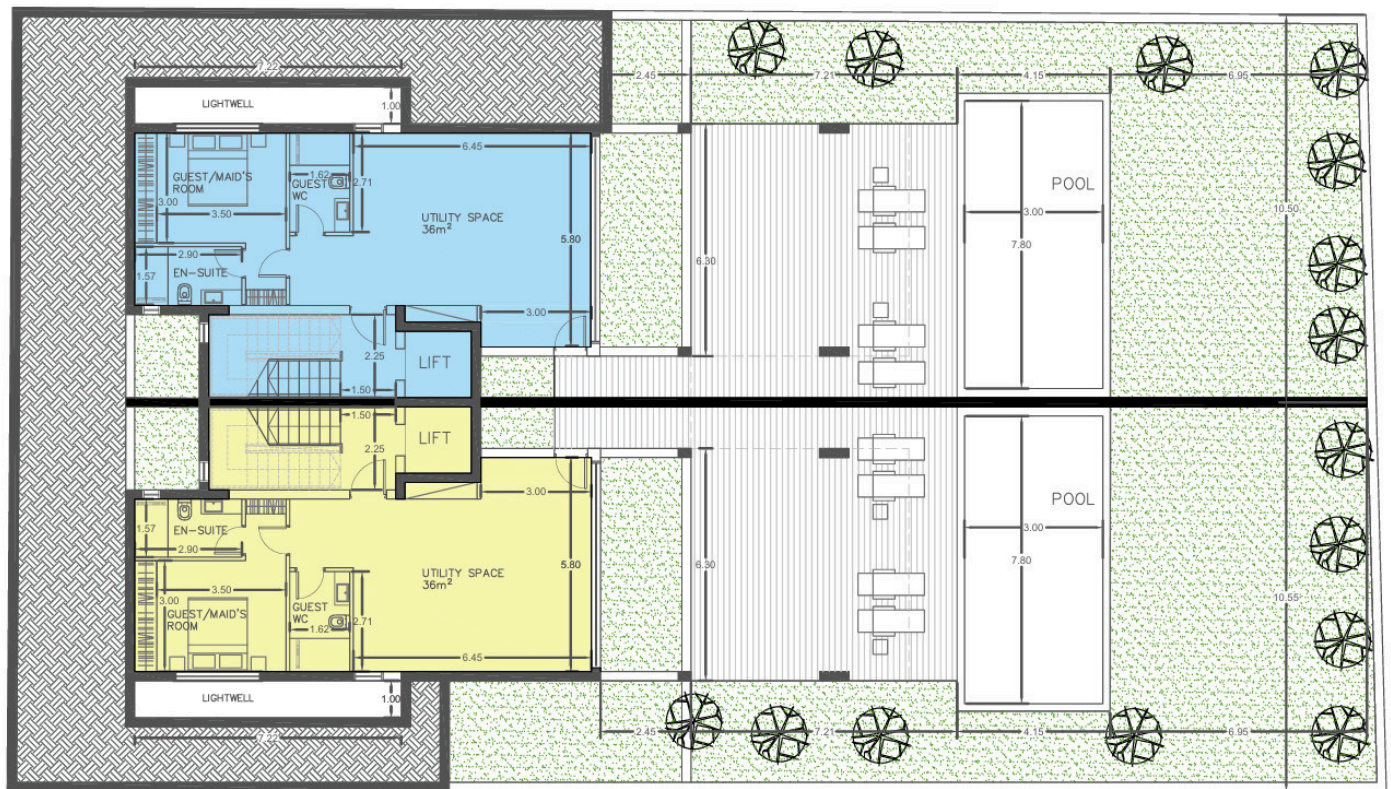
- Covered areas: 377m<sup>2</sup>
- Covered Verandas: 102m<sup>2</sup>
- Garden Area: 259m<sup>2</sup>
- Roof Garden: 79m<sup>2</sup>
- Plot area: 385m<sup>2</sup>

Price: €1.685.000 + VAT

Contact us for a viewing.



# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Heating, Split system

Parking, Covered

Solar water heater

Elevator

Landscaped garden

Pool, Private

Storage

Gated complex

Maid's room

Solar photovoltaic panels

## Features

Alarm system

City view

Easy access to highway

Elevated

Ground floor bedroom

Indoor fireplace

Laundry room

Near amenities

Quiet area

Spacious rooms

Balcony

Door screen

Easy access to main roads

En suite bathroom

Guest WC

Internal stairs

Luxury specifications

Open plan

Sea view

Bright

Double glazing

Electric car charger

Garden

High ceilings

Investment opportunity

Modern design

Panoramic view

Smart home automation

