

EXCLUSIVE VILLA IN  
GERMASOGEIA - 5  
BEDROOMS

#1854

€2,780,000 +  
VAT



 Bedrooms: 5

 Bathrooms: 7

 Covered: 371m<sup>2</sup>

 Plot: 761m<sup>2</sup>

 Status: Off plan

 Pool: Private, Salt water



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P R O P E R T Y F O R S A L E

# EXCLUSIVE VILLA IN GERMASOGEIA - 5 BEDROOMS

## OVERVIEW

 Limassol, Germasogeia  Villa  1854

## DESCRIPTION

This villa is a well-thought designed property located in Kefalokremmos, Germasogeia. A really unique location with brand-new homes, great infrastructure and tranquil surroundings just three minutes drive from the roundabouts. Excellent area for families that are looking to live in a safe and clean environment that pleases the eye. Most probably the nicest area in Limassol for villa development. The 40% density of the area assures that only private homes can be built. This villa has a total of five en-suite bedrooms; three of them are located within the main building and include a beautiful, spacious master bedroom, one bedroom studio on the top floor which can be used for the maid and on the outer, lower level a one bedroom guest studio. The villa enjoys 3.60m net ceilings with top to floor thermo-isolated aluminum system windows, an open-flow steel & wood staircase, a lift for 8 people, a large office, a gym and a sauna with landscape views, a large living room with a modern fireplace, a kitchen with a dining area and a huge island bar as well as a kitchenette. The swimming pool is 14 meters long and its dressed with turquoise tone-color tiles. Due to the geomorphology of the plot, the architect designed the property inspired by similar hillside-styled Californian properties.

## FACILITIES

Aircondition, Central system	Heating, Underfloor	Parking, Covered
Pool, Private, salt water	Elevator	Gym
Sauna	Storage	Landscaped garden
Maid's room	Outdoor shower	Solar photovoltaic panels

## FEATURES

Smart home automation	Central sound system	Bicycle parking
Easy access to highway	High ceilings	Fitted wardrobes
Guest cloakroom	Entrance gate, automated	Water softener
Garden	Walk-in closet	Bar
Mountain view	Alarm system	Semi-solid parquet flooring
Veranda	Granite countertops	CCTV



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