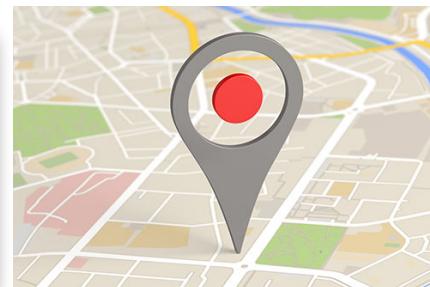


BEAUTIFUL VILLA IN GERMASOGEIA - 3 BEDROOM

#1985

**€790,000 + VAT
€840,000**



 **Bedrooms:** 4

 **Bathrooms:** 4

 **Covered:** 164m²

 **Plot:** 410m²

 **Status:** Off plan

 **Pool:** Optional



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

BEAUTIFUL VILLA IN GERMASOGEIA - 3 BEDROOM

OVERVIEW



Limassol, Germasogeia



Villa



1985

DESCRIPTION

This well-designed villa is located in Kefalokremmos, Germasogeia, one of Limassol's most desirable residential areas. Set within a quiet neighborhood of newly built private homes, it offers excellent infrastructure and a peaceful environment, just a three-minute drive from the Germasogeia roundabout.

The area's low building density of 40% ensures exclusivity, privacy, and long-term value, making it ideal for family living.

The villa features three en-suite bedrooms, plus a separate en-suite studio in an independent unit, suitable for a guest room, office, or gym. High ceilings and full-height thermo-insulated aluminum windows create bright, airy interiors. The open-plan kitchen and living area includes a modern double-sided fireplace, a large island bar, and a dedicated dining space.

South-facing, the property enjoys beautiful sea views over the green Germasogeia valley and is perfectly suited as a comfortable family residence.

FACILITIES

Aircondition, Provision	Heating, Provision	Parking, Garage, double
Pool, Optional	Storage	Landscaped garden
Maid's room	Outdoor shower	Solar photovoltaic panels, Provision

FEATURES

Bicycle parking	Easy access to highway	Combined kitchen and dining area
High ceilings	Fitted wardrobes	Guest cloakroom
Entrance gate, automated	Water softener	Garden
Pressurized water system	Investment opportunity	Bright
Open plan	Alarm system, Provision	Semi-solid parquet flooring
Double glazing	Veranda	Quiet area



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