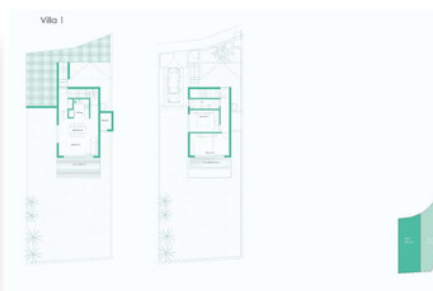


# BEAUTIFUL VILLA IN GERMASOGEIA - 3 BEDROOM

## #2404

### €760,000 + VAT



 **Bedrooms:** 4

 **Bathrooms:** 4

 **Covered:** 164m<sup>2</sup>

 **Plot:** 410m<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

# BEAUTIFUL VILLA IN GERMASOGEIA - 3 BEDROOM

## OVERVIEW

 Limassol, Germasogeia  Villa  2404

## 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 roundabout. 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 developments. The 40% density of the area assures that only private homes can be built. This villa has a total of three bedrooms, all of them being ensuite. There is an additional one ensuite studio on a separate housing unit which can be used for the as a guest bedroom, as an office or a gym. The villa enjoys high ceilings with top to floor thermo-isolated aluminum system windows, an open plan kitchen-living room area with a modern fireplace covering both areas, a large island bar and a dinning area. The swimming pool its dressed with turquoise tone-color tiles. The property has a south orientation and enjoys beautiful views to the sea towards the green valley of Germasogeia. Great to be used as a family residence.

## FACILITIES

Aircondition, Provision	Heating, Provision	Parking, Garage, double
Pool, Private, salt water	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
Granite countertops	CCTV, Provision	En suite bathroom
En suite shower	Sea view	Indoor fireplace



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