

EXCLUSIVE VILLA IN GERMASOGEIA - 5 BEDROOMS

#2439

€2,300,000 + VAT



 **Bedrooms:** 5

 **Bathrooms:** 7

 **Covered:** 371m²

 **Plot:** 761m²

 **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

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OVERVIEW

 Limassol, Germasogeia  Villa  # 2439

DESCRIPTION

This well-designed villa is located in Kefalokremmos, Germasogeia, one of Limassol's most exclusive residential areas. Surrounded by newly built private homes, it offers excellent infrastructure and a tranquil environment, just three minutes from the Germasogeia roundabouts. With a low building density of 40%, the area is reserved exclusively for private villas and is ideal for family living.

The property features five en-suite bedrooms: three within the main residence including a spacious master suite, a top-floor en-suite studio suitable for staff accommodation, and a separate one-bedroom guest studio on the lower level.

Designed for comfort and luxury, the villa offers 3.60m net ceiling heights, full-height thermo-insulated aluminum windows, an open-flow steel and wood staircase, and an 8-person lift. Additional features include a large office, gym, sauna with landscape views, a generous living area with a modern fireplace, a fully equipped kitchen with dining area, oversized island bar, and kitchenette.

A 14-meter swimming pool finished in turquoise-toned tiles completes the outdoor space. Inspired by hillside Californian architecture, the design responds naturally to the plot's geomorphology, creating a unique and elegant family residence.

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 | Bathroom underfloor heating | High ceilings |



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