

EXCLUSIVE VILLA IN GERMASOGEIA - 5 BEDROOMS

#2439

€2,780,000 + 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 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	Bathroom underfloor heating	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



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