

EXCLUSIVE VILLA IN GERMASOGEIA - 5 BEDROOMS

#2439



**€1,990,000 +
VAT €2,200,000**



 **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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