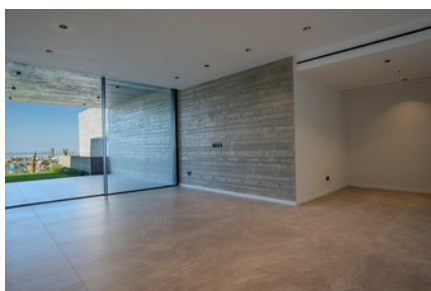


LUXURY VILLA IN
PANIOTIS/
GERMASOGEIA - 6
BEDROOM

#2794

€8,900,000




 Bedrooms: 6

 Bathrooms: 9

 Covered: 706m²

 Plot: 1380m²

 Status: Key ready

 Pool: Private, Overflow



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

LUXURY VILLA IN PANIOTIS/ GERMASOGEIA - 6 BEDROOM

OVERVIEW

 Limassol, Germasogeia  Villa  # 2794

DESCRIPTION

Ideal home for a luxury lifestyle!!! This amazing villa is located in the highly sought-after area of Paniotis/Gergmasogeia, Limasol. Set on an expansive 1,380 m² plot, the property enjoys unobstructed panoramic sea views and exceptional privacy.

The villa offers over 700 m² of refined living space, designed with high ceilings and a modern, elevated interior that enhances natural light and a sense of openness throughout. The architectural design combines elegance with contemporary comfort, making it ideal for both family living and entertaining.

The property features underfloor heating, a VRV climate control system, and is surrounded by a beautifully landscaped green garden. Outdoors, an impressive 15-meter overflow swimming pool creates a true resort-style atmosphere, perfectly complementing the villa's luxurious lifestyle.

This exceptional residence represents a rare opportunity to own a prestigious home in one of the most desirable locations, offering space, comfort, and breathtaking sea views.

-Area Breakdown

*6 bedrooms all en-suite + maids room + 2 multipurpose rooms

*Total covered area 706 sq.m.

*Basement Interiors: 125 sq.m.

*Ground Floor Interiors: 180 sq.m.

*First Floor Interiors: 196 sq.m.

*Covered Parking: 60 sq.m.

*Covered Verandas: 146 sq.m.

*Uncovered Verandas: 59 sq.m.

*Corridor, Parking & Main Entrance Steps: 136 sq.m.

-Features:

*CCTV

*Astonishing sea view

*Smart Home System (KNX)

*High-ceiling spaces

*Central audio system

*Storage room / wine cellar

*Automated irrigation system

*BBQ covered area



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- *Garden water well
- *15-meter overflow swimming pool
- *Photovoltaic solar panels with Storage batteries
- *Outdoor built-in hot tub
- *Built-in patio fire pit
- *Outdoor electric heaters
- *Pool shower & toilet
- *Central climate control system
- *Covered parking for 2 cars
- *Underfloor central heating
- *KONE internal elevator (3 stops)



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