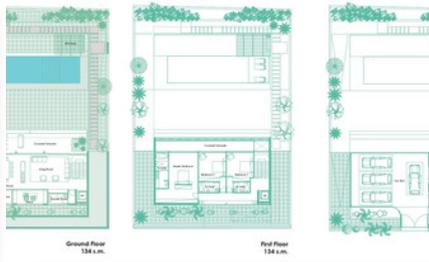


MODERN VILLA IN  
GERMASOGEIA - 4  
BEDROOMS

#1854

€1,890,000 +  
НДС €2,000,000



 Спальни: 4

 Ванные комнаты: 4

 Общая площадь: 314m<sup>2</sup>

 Участок: 761m<sup>2</sup>

 Статус: Off plan

 Бассейн: Private, Salt wa...



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

# MODERN VILLA IN GERMASOGEIA - 4 BEDROOMS

## ОБЗОР

 Limassol, Germasogeia  Villa  # 1854

## ОПИСАНИЕ

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 four en-suite bedrooms: three within the main residence including a spacious master suite and a top-floor en-suite studio suitable for staff or guest accommodation.

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, kids playroom, 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.

## УДОБСТВА

Aircondition, Central system	Heating, Underfloor	Parking, Covered
Pool, Private, salt water	Elevator	Landscaped garden
Maid's room	Outdoor shower	Solar photovoltaic panels

## ХАРАКТЕРИСТИКИ

Smart home automation	Central sound system	Bicycle parking
Easy access to highway	High ceilings	Fitted wardrobes
Guest cloakroom	Entrance gate, automated	Water softener
Garden	Walk-in closet	Bar



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