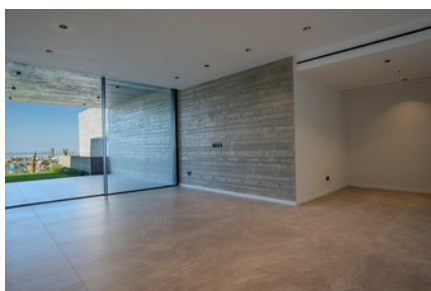


LUXURY VILLA IN  
PANIOTIS/  
GERMASOGEIA - 6  
BEDROOM

#2794

€8,900,000



 Спальни: 6

 Ванные комнаты: 9

 Общая площадь: 706m<sup>2</sup>

 Участок: 1380m<sup>2</sup>

 Статус: Key ready

 Бассейн: Private, Overflow



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

sales@quastilo.com  
+357 95 727 000  
quastilo.com



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

# LUXURY VILLA IN PANIOTIS/ GERMASOGEIA - 6 BEDROOM

## ОБЗОР

 Limassol, Gergmasogeia  Villa  # 2794

## ОПИСАНИЕ

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 m<sup>2</sup> plot, the property enjoys unobstructed panoramic sea views and exceptional privacy.

The villa offers over 700 m<sup>2</sup> 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



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

sales@quastilo.com  
+357 95 727 000  
quastilo.com



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

- \*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)



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

[sales@quastilo.com](mailto:sales@quastilo.com)  
+357 95 727 000  
[quastilo.com](http://quastilo.com)



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



Grigori Afxentiou 8A,  
4005, Mesa Geitonia  
Limassol

[sales@quastilo.com](mailto:sales@quastilo.com)  
+357 95 727 000  
[quastilo.com](http://quastilo.com)



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