



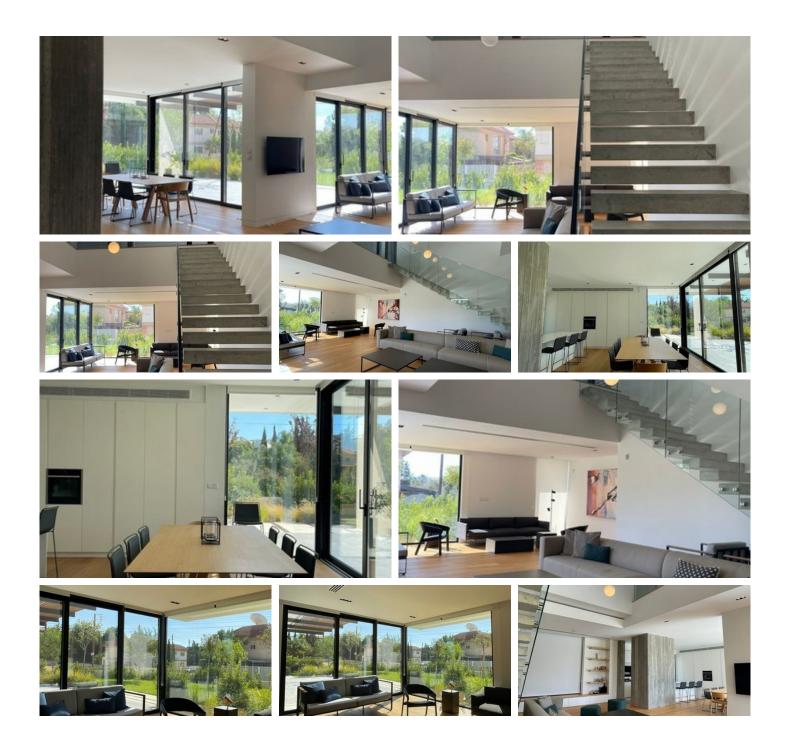
# Limassol New 4BD Detached Villa Sale -Germasogeia Tourist Area

**Q** Limassol, Germasogeia Tourist Area











Price	€1,895,000	Туре	Detached Villa
Bedrooms	4	Bathrooms	3
Covered	453 m <sup>2</sup>	Plot	746 m <sup>2</sup>
Year of Construction	2019	Title deed	Final approval
Status	Key ready	Energy efficiency rating	A
Area	Limassol, Germasogeia Tourist Area		

#### Description

ON BEHALF OF E.K EXECUTIVES ESTATE AGENTS LTD - RN:483 LN:237/E

This magnificent four bedroom villa is located in one of the most prestigious areas in Limassol, Germasogeia, within five minutes walk to the

beachfront in a quiet neighbourhood next to a green area.

Constructed with generous proportions, using top quality building materials, and finished to the highest of standards. It comprises a total 453 m2 comfortably spread out across three floors. The residence is fitted throughout with premier quality materials and finishes, with every corner carefully tailored for ultimate quality and style. This property boasts double glazed windows, fitted wardrobes and a walk-in closet. Wooden flooring in all internal areas with underfloor heating throughout. The villa also has a separate a guest studio apartment with a private garden space in the semi basement area which is perfect for a guest room or domestic help's quarters.

Layout:

Semi basement

- Garden
- Store Room
- Open studio apartment with WC, Shower, Kitchen, and private garden space

Ground Floor

- Store Room (for the garden)
- Kitchen with Built-in Electrical Appliances
- Pantry room next to the kitchen
- Dinning Room
- 2 Living Rooms
- Covered Veranda
- Barbeque Area
- Covered Double Parking Area
- Landscaped garden
- Guest Toilet
- Outdoor Shower

1st Floor

• Bedrooms 3 (with the provision of one more.)



- Family Room-TV Living Room
- Main En-suite Bedroom with additional walking dressing room
- Laundry Room
- Balconies
- Bathroom

Additional Features

- Underfloor Heating everywhere
- Photovoltaic System 6KW
- Central A/C to the ground Floor
- A/c Units to the 1st Floor
- Provision area for Swimming Pool
- Energy Performance Class A
- Alarm system with cameras
- Double glazing windows Energy performance A

\*\*Also for rent- REF: 1055 \*\*



#### Maria Lazoura - E.K Executives Estate Agents Ltd (RN 483-LN 237/E) Sales & Rentals Executive

- info@cyprusrealestateportal.com
- 🤳 (+357) 97888701



### Facilities

Heating, Underfloor
Pool, Optional
Landscaped garden
Outdoor shower
Solar photovoltaic panels

#### Features

Bath	Easy access to main roads	
Easy access to highway	Bathroom underfloor heating	
Combined kitchen and dining area	Balcony, back	
Balcony, front	Fitted wardrobes	
Utility room	Entrance gate, automated	
Fly screens	Garden, large	
Pressurized water system	Investment opportunity	
Internal stairs	Open plan	
Kitchenette	Alarm system	
Double glazing	Guest WC	
Quiet Area	En suite Shower	
Luxury specifications	Modern design	
Near bus route	Near amenities	
Barbeque	Laundry room	
Kitchen appliances		

## Distances

Amenities	1 km	Airport	65 km
Sea	2 km	Public Transport	2 km