



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

📍 Limassol, Germasogeia Tourist Area

#1056





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



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## Facilities

Aircondition, Central system  
 Parking, Covered  
 Storage  
 Maid's room  
 Solar water heater

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

## Features

Bath  
 Easy access to highway  
 Combined kitchen and dining area  
 Balcony, front  
 Utility room  
 Fly screens  
 Pressurized water system  
 Internal stairs  
 Kitchenette  
 Double glazing  
 Quiet Area  
 Luxury specifications  
 Near bus route  
 Barbeque  
 Kitchen appliances

Easy access to main roads  
 Bathroom underfloor heating  
 Balcony, back  
 Fitted wardrobes  
 Entrance gate, automated  
 Garden, large  
 Investment opportunity  
 Open plan  
 Alarm system  
 Guest WC  
 En suite Shower  
 Modern design  
 Near amenities  
 Laundry room

## Distances

**Amenities** 1 km  
**Sea** 2 km

**Airport** 65 km  
**Public Transport** 2 km