



Reference 10812

Luxury 5-Bedroom Villa with Panoramic Sea Views in Panioti/ Mersinies

€2,000,000

Germasogia, Limassol

5 Bedrooms

6 Bathrooms

500 m² Covered

Description

- 4 + 1 bedrooms
- 6 WC
- Internal area: 500 m²
- Covered verandas: 70 m²
- Plot size: 800 m²
- Separate one-bedroom apartment with kitchen, bathroom & terrace
- Master bedroom with ensuite, dressing room & wardrobe
- Additional ensuite bedroom
- Family bathroom & guest toilet
- Living room: 100 m² with panoramic sea views
- Infinity pool: 10.5m x 5.5m with jacuzzi
- Landscaped gardens with automatic irrigation
- Private hydraulic elevator (Spain) – serving 3 floors
- Secure parking for 4 cars (2 covered in 52 m² basement garage + 2 uncovered)

Plot	800 m ²
Covered veranda	70 m ²
Parking spaces	2
Energy efficiency rating	A
Year of construction	2020
Status	Resale



Smart Home & Energy Efficiency:

- Photovoltaic power: 5kw + 1.5kw
- DAIKIN VRV AC & underfloor heating
- Central vacuum, water filtration & LED lighting
- Integrated smart home & security system with CCTV & alarm
- Premium Rabel Low-E windows & WAREMA blinds (Germany)

Basement & Entertainment:

- 12-ft billiard table with bar & wine fridge
- Wellness area – steam room, shower & toilet
- Multipurpose room – gym or extra space



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Underground
 - ✓ Pool · Private
 - ✓ Elevator
 - ✓ Gym
 - ✓ Spa
 - ✓ Sauna
 - ✓ Storage
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Guest WC
 - ✓ Veranda, large
 - ✓ Roller blinds
 - ✓ Quiet area
 - ✓ Marble flooring
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite bathroom
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Study
 - ✓ Jacuzzi
 - ✓ Marble stairs
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Irrigation system
 - ✓ Walk-in closet
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Balcony, front
 - ✓ Fitted wardrobes
 - ✓ Entrance gate, automated
 - ✓ Shutters, electric
 - ✓ Water softener
 - ✓ Floor-to-ceiling windows
 - ✓ Pipe-in-pipe plumbing system
 - ✓ Energy efficient doors/windows
 - ✓ Breakfast bar
 - ✓ Elevated
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Fire detector
 - ✓ Thermal insulation
 - ✓ Water well
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Gallery













