



Reference 10812

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

**€2,500,000**

Germasogia, Limassol

5 Bedrooms | 6 Bathrooms | 500 m<sup>2</sup> Covered

### Description

- 4 + 1 bedrooms
- 6 WC
- Internal area: 500 m<sup>2</sup>
- Covered verandas: 70 m<sup>2</sup>
- Plot size: 800 m<sup>2</sup>
- 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 m<sup>2</sup> 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 m<sup>2</sup> basement garage + 2 uncovered)

Plot	800 m <sup>2</sup>
Covered veranda	70 m <sup>2</sup>
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

Asking Price: €2.5 million (No VAT)



## 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

























