



Reference 14562

## 4 Bedrooms Spacious Detached Villa in Germasogeia Green Area

**€995,000**

Germasogia, Limassol

4 Bedrooms

4 Bathrooms

430 m<sup>2</sup> Covered

### Description

4 bedrooms luxury villa in one of the most prestigious areas of Limassol – Germasogeia Green Area.

- 4 Bedrooms
- 4 W/C
- Internal Area: 430 m<sup>2</sup>
- Covered Veranda: 30 m<sup>2</sup>
- Plot Size: 408 m<sup>2</sup>
- Year built: 2009
- Guest Toilet
- Basement with 2 Rooms, Kitchen & Bathroom
- BBQ Area & Paved Veranda
- Fully Central Heated & Air Conditioned
- Parking: Covered Garage for 2 cars
- Built in 2009
- Sea and Mountain views

Plot	408 m <sup>2</sup>
Covered veranda	30 m <sup>2</sup>
Parking spaces	4
Energy efficiency rating	Certificate expected
Year of construction	2009
Status	Resale



Property Highlights:

- Condition: Excellent resale
- Spacious Layout Ideal for Family Living
- Quiet Location Offering Privacy and Peace
- High-demand Limassol Location
- Only 10 Minutes to the Beach & Limassol Marina
- Excellent Long-Term Rental Investment

Asking Price: 995.000 (VAT not applicable)

This rare to find 4 bedrooms luxury villa located in one of the most prestigious areas of Limassol – Germasogeia Green Area, close to private schools, it's a great option for a big family, also a good investment for great rental potential.

Call us for viewings!



## Facilities

- ✓ Aircondition · Split system
  - ✓ Heating · Central
  - ✓ Parking · Garage, double
  - ✓ Storage
  - ✓ Landscaped garden
  - ✓ Maid's room
  - ✓ Solar water heater
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## Features

- ✓ Next to green area
  - ✓ Guest WC
  - ✓ Veranda, large
  - ✓ Quiet area
  - ✓ Granite countertops
  - ✓ Laminate flooring
  - ✓ Tile flooring
  - ✓ Ceramic tiles
  - ✓ Rental potential
  - ✓ En suite bathroom
  - ✓ En suite shower
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Jacuzzi
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ City view
  - ✓ Irrigation system
  - ✓ Mountain view
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Internal stairs
  - ✓ Play room
  - ✓ Suitable for work
  - ✓ Bright
  - ✓ Balcony, front
  - ✓ Fitted wardrobes
  - ✓ Garbage disposal
  - ✓ Shutters, electric
  - ✓ Connected to electric mains
  - ✓ Floor-to-ceiling windows
  - ✓ Entrance hall
  - ✓ Energy efficient doors/windows
  - ✓ Municipal water/sewage
  - ✓ Elevated
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Sound insulation
  - ✓ Bath
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## Gallery

























