



Reference 16470

3+1 Bed Villa with basement in Germasogeia, Limassol

**€1,500,000 +VAT**

Germasogia, Limassol

4 Bedrooms | 4 Bathrooms | 271 m<sup>2</sup> Covered

## Description

- 3+1 bedrooms
- 4 W/C
- Internal Area 271m2
- Covered Verandas 47m2
- Plot Area 415m2
- Garage
- A/C
- Underfloor Heating
- Pantry
- Kitchenette/Laundry
- Smart Home automation system
- Energy Efficiency "A"

Plot	415 m <sup>2</sup>
Covered veranda	47 m <sup>2</sup>
Parking spaces	2
Energy efficiency rating	A
Year of construction	2027
Status	Under construction



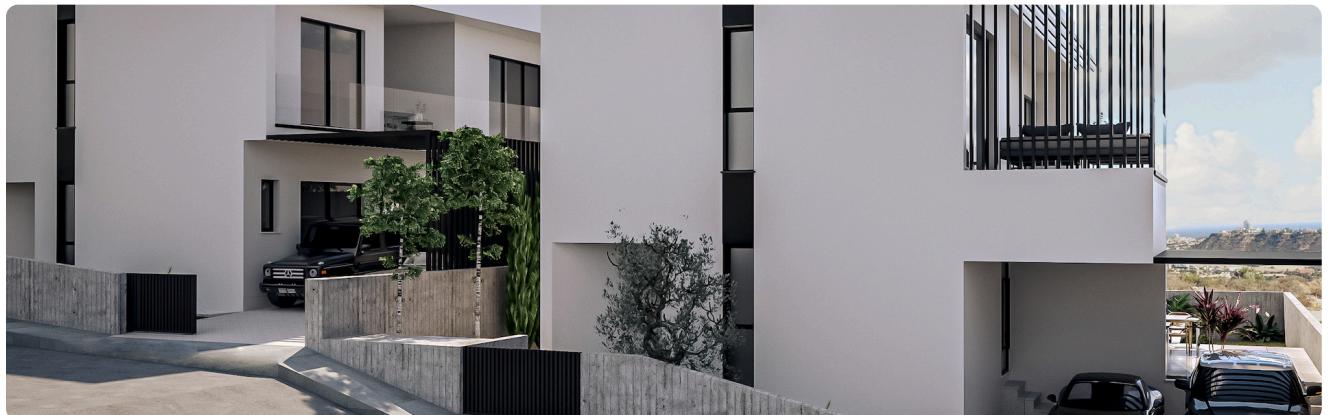
## Facilities

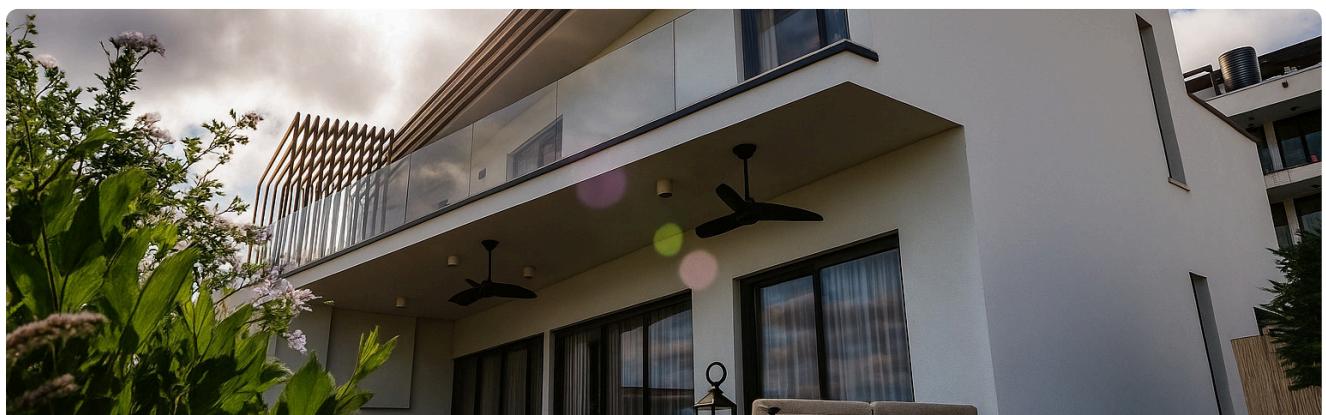
- ✓ Aircondition · Central system
- ✓ Heating · Underfloor
- ✓ Parking · Garage
- ✓ Solar water heater
- ✓ Solar photovoltaic panels (provision)

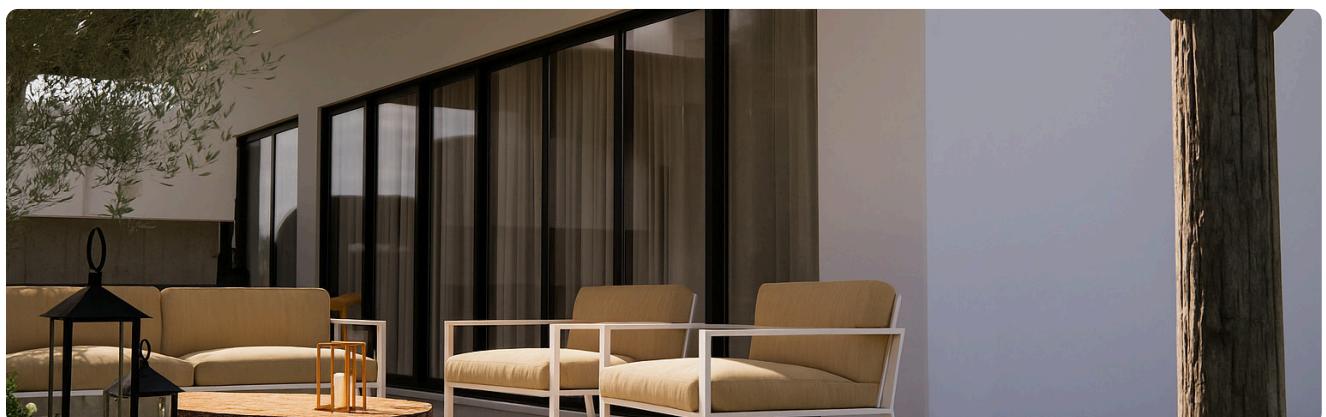
## Features

- ✓ Guest WC
- ✓ Veranda
- ✓ Ceramic tiles
- ✓ Barbeque
- ✓ CCTV (provision)
- ✓ En suite bathroom
- ✓ Luxury specifications
- ✓ Modern design
- ✓ Panoramic view
- ✓ Laundry room
- ✓ Alarm system
- ✓ Open plan
- ✓ Mountain view
- ✓ Garden
- ✓ Internal stairs
- ✓ Pipe-in-pipe plumbing system
- ✓ Shutters, electric (provision)
- ✓ Spacious rooms
- ✓ Fire detector
- ✓ Thermal insulation
- ✓ Kitchenette
- ✓ Smart home automation

## Gallery

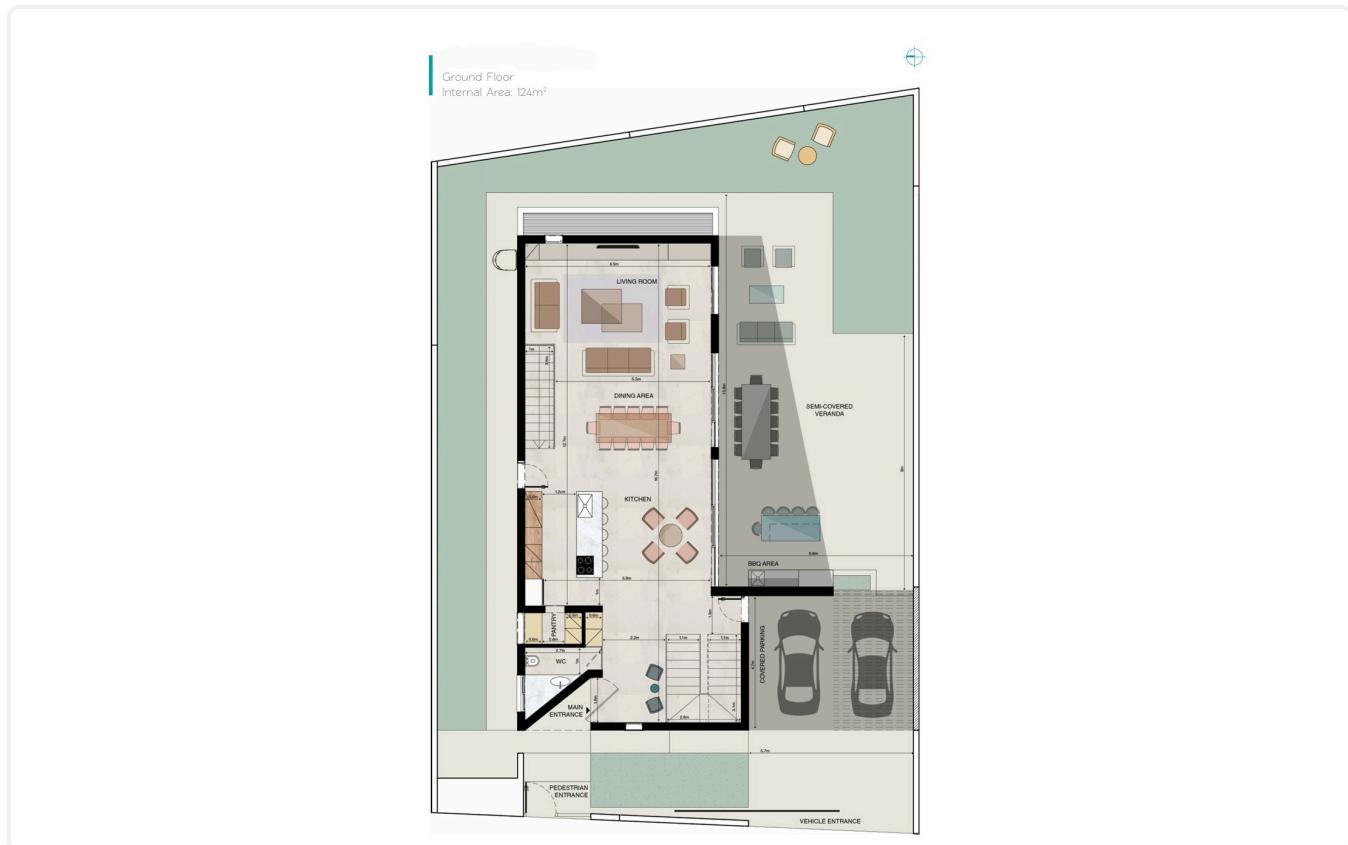








## Floor plans



Basement  
Internal Area: 35m<sup>2</sup>



KADIS  
ESTATES

