Reference 16746

Spacious 3+1 Bedroom Detached House in Potamos Germasogeias

€1,950,000

Potamos Germasogeias, Limassol

3 Bedrooms | 3 Bathrooms | 275 m² Covered

Description

Modern 3-bedroom villa with an additional office, located in one of Limassol's most sought-after residential areas, just 700 meters from the beach. Set within a prestigious gated complex, the property offers privacy, comfort and resort-style living.

Property Features:

- 3 + 1 Bedrooms
- 3 W/C
- Internal Area: 275 m²
- Plot size: 250 m²
- Three-level layout
- In-house elevator with access to all floors
- Fully furnished and equipped
- Spacious veranda with views of the garden and pool
- Underfloor heating throughout
- VRV air conditioning system

Plot	**250 m²**
Parking spaces	**1**
Energy efficiency rating	**A**
Year of construction	**2020**
Status	**Resale**

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• High-quality finishes with marble and natural wood
• Modern design and luxury specifications

Complex & Facilities:

• Two common swimming pools: a 20m pool for adults and an 8m pool for children
• Poolside barbecue area
• Beautiful gardens with a playground for families
• Wellness amenities, including a sauna & outdoor jacuzzi
• Indoor gym with first-class equipment
• Outdoor CrossFit workout area
• Reception services
• Gated and fully secured environment

Location Highlights:

• Prime location in Potamos Germasogeias, only 700 meters from the beach
• Close to shops, restaurants, cafes and all amenities
• Easy access to Limassol city center

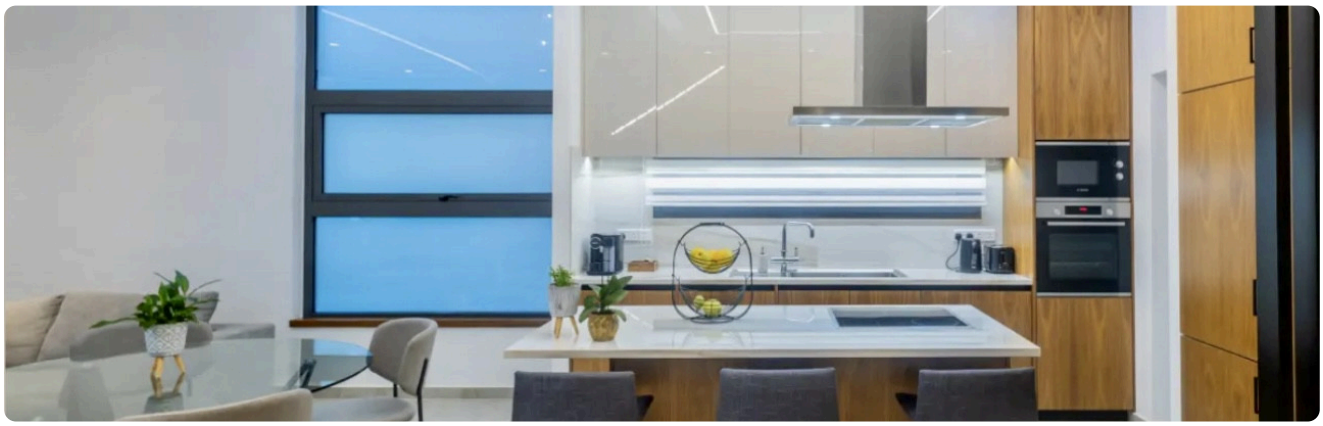
Facilities

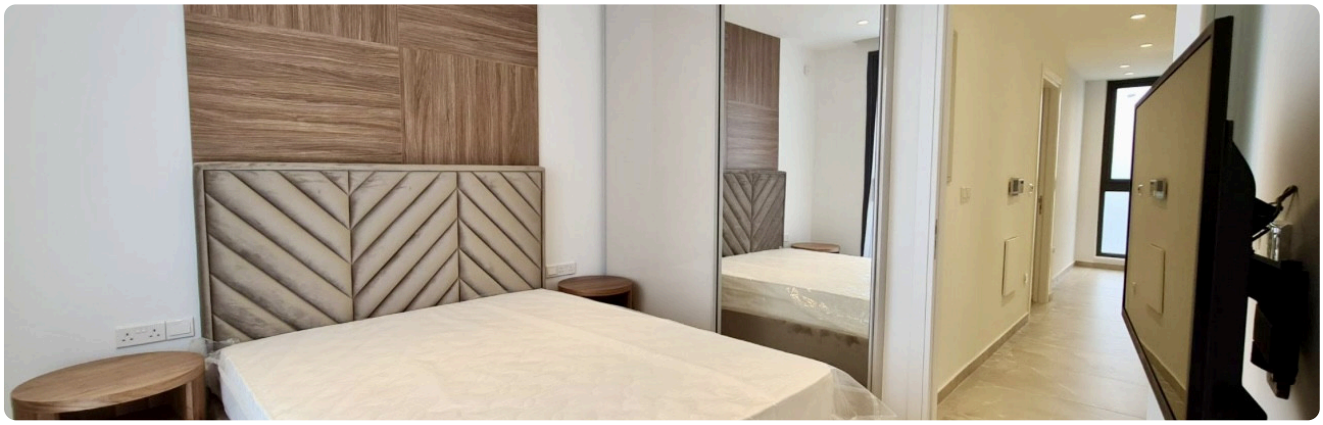
- Aircondition · Central system
- Heating · Underfloor
- Parking · Covered
- Pool · Communal, overflow
- Elevator
- Childrens playground
- Gym
- Spa
- Sauna
- Storage
- Gated complex
- Landscaped garden
- Outdoor shower
- Solar water heater
- Solar photovoltaic panels

Features

- Next to green area
- Guest WC
- Veranda, back
- Veranda, front
- Veranda
- Quiet area
- Marble flooring
- CCTV
- Rental potential
- En suite shower
- Luxury specifications
- Modern design
- Walking distance to beach
- Near bus route
- Near amenities
- Internet
- Jacuzzi
- Marble stairs
- Kitchen appliances
- Alarm system
- Double glazing
- Open plan
- Pressurized water system
- Investment opportunity
- Bright
- Balcony
- Fitted wardrobes
- Entrance gate, automated
- Electric car charger
- Floor-to-ceiling windows
- Kitchen island
- Entrance hall
- Energy efficient doors/windows
- Lobby
- Breakfast bar
- Combined kitchen and dining area
- Spacious rooms
- High ceilings
- Bathroom underfloor heating
- 24-hour security
- Easy access to main roads
- Easy access to highway
- Fire detector
- Central TV system

Gallery





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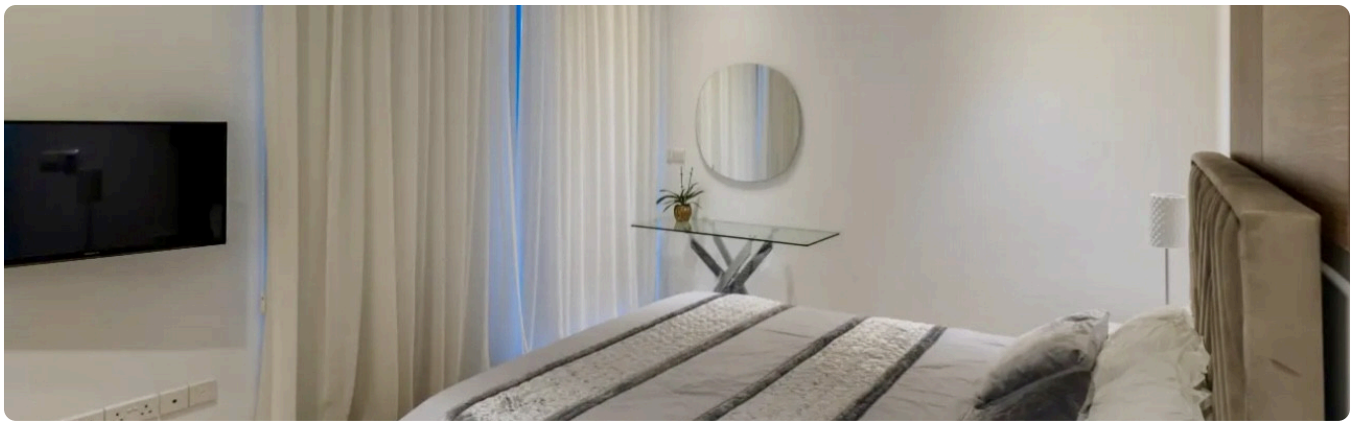

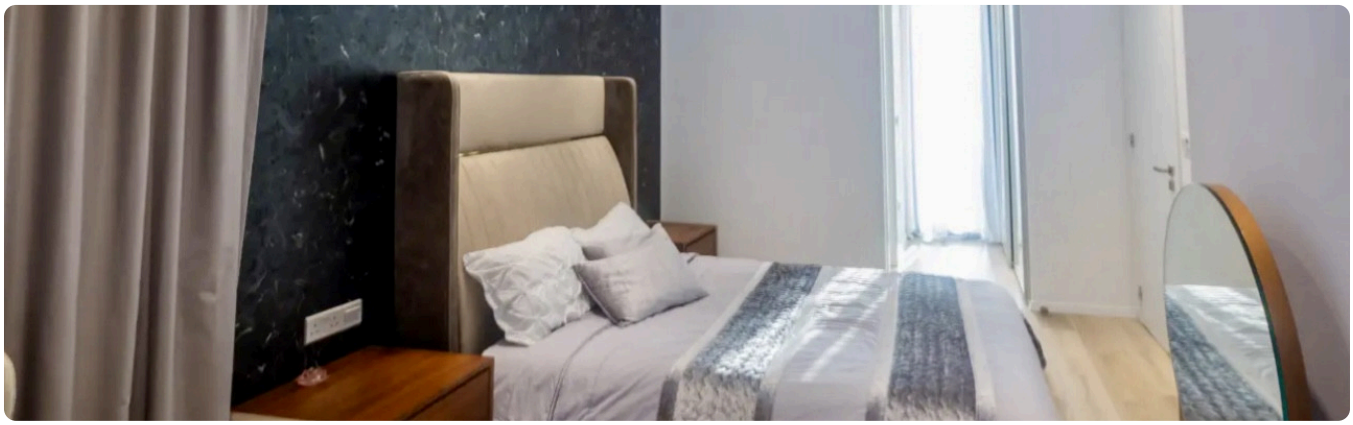

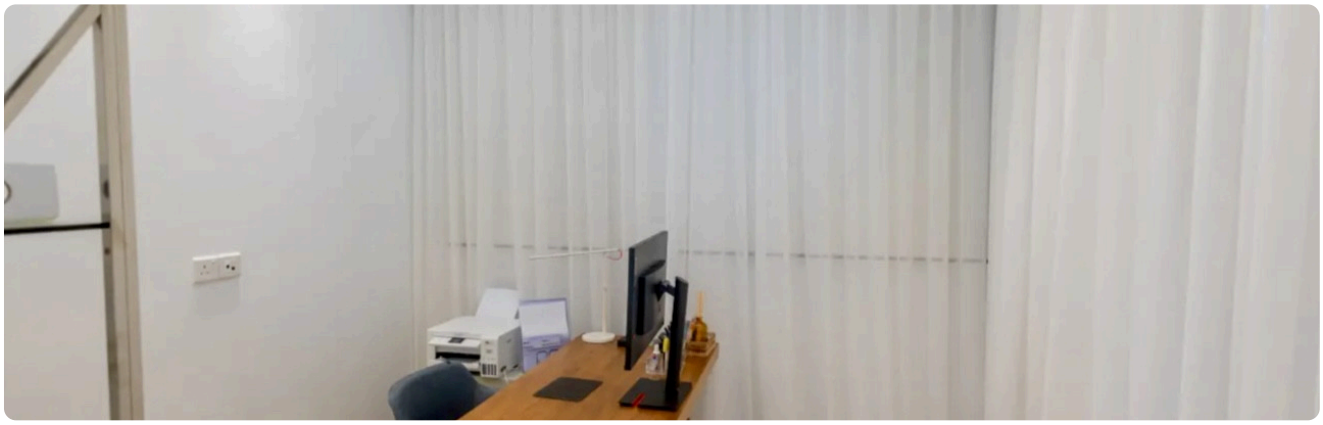

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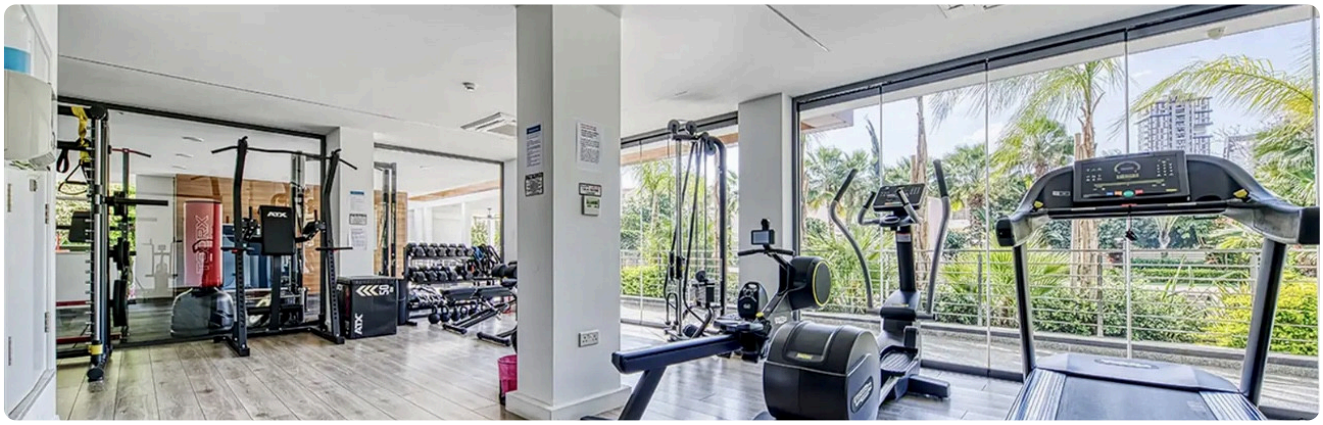

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