



Reference 16876

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 m ²
Parking spaces	1
Energy efficiency rating	A
Year of construction	2020
Status	Resale



- 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
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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
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Photos













