



Reference 2954

## 5-bedroom detached house with Sea View

**€1,600,000** +VAT

Germasogia, Limassol

5 Bedrooms | 5 Bathrooms | 354.9 m<sup>2</sup> Covered

### Description

#### Property Overview:

Nestled in the prestigious Germasogia area of Limassol, this brand new, luxury detached villa epitomizes modern living at its finest. With sweeping full sea views and a location just four minutes from the vibrant tourist area, this villa offers the perfect blend of tranquility and convenience. Boasting 5 bedrooms, 5 bathrooms, and a plethora of high-end features, this villa is designed for the discerning homeowner seeking the pinnacle of elegance and comfort.

#### Key Features:

**5 Bedrooms:** Each bedroom is thoughtfully designed with comfort and style in mind, providing ample space for relaxation and privacy.

**5 Bathrooms:** The villa offers 5 bathrooms, including 1 bath and 5 showers, ensuring convenience and luxury for all residents and

Plot	484.5 m <sup>2</sup>
Covered veranda	68.9 m <sup>2</sup>
Year of construction	2023
Status	Key ready



guests.

**Wardrobe:** A dedicated wardrobe space adds a touch of luxury and organization to your daily routine.

**Swimming Pool:** Dive into the refreshing swimming pool and enjoy leisurely swims with panoramic sea views as your backdrop.

**Storage Room:** Keep your possessions organized and secure with the included storage room.

**Covered Parking for 2 Cars:** Your vehicles will be protected from the elements with covered parking spaces for two cars.

**Photovoltaic System 5.22 kW:** Embrace sustainable living with an energy-efficient photovoltaic system that helps you reduce your carbon footprint.

**Provisions for Central Heating and A/C:** Customize your indoor climate for year-round comfort with provisions for central heating and air conditioning.

**Alarm System and Cameras:** Enhance your security and peace of mind with a state-of-the-art alarm system and surveillance cameras.

**Electrical and Telephone Installation:** Modern connectivity is at your fingertips with complete electrical and telephone installations.

**Provisions for Electric Parking Doors and Gates:** Experience the convenience of electric parking doors and gates with provisions already in place.

**Thermal Yield A:** This villa is designed for energy efficiency, providing you with an eco-friendly and cost-effective home.

**House Covered Area: 478m<sup>2</sup>:** The villa offers an expansive 478 square meters of covered living space, providing ample room for your family's needs.

**Ready Key:** With all the features and amenities you desire, this villa is ready to become your new home.

**Location:**

The Germasogia area in Limassol is known for its stunning sea views, proximity to the tourist area, and easy access to beaches, shops, restaurants, and entertainment options. Enjoy the perfect balance of coastal serenity and urban convenience.

**In Summary:**

This brand new, luxury villa in Germasogia, Limassol, is a testament to modern living. With its stunning design, premium features, and unbeatable sea views, it offers an exceptional



lifestyle opportunity for the discerning buyer. Don't miss out on the chance to call this villa home.



## Facilities

- ✓ Aircondition · Provision   ✓ Heating · Provision   ✓ Parking · Garage   ✓ Pool · Private  
✓ Storage   ✓ Solar water heater   ✓ Solar photovoltaic panels
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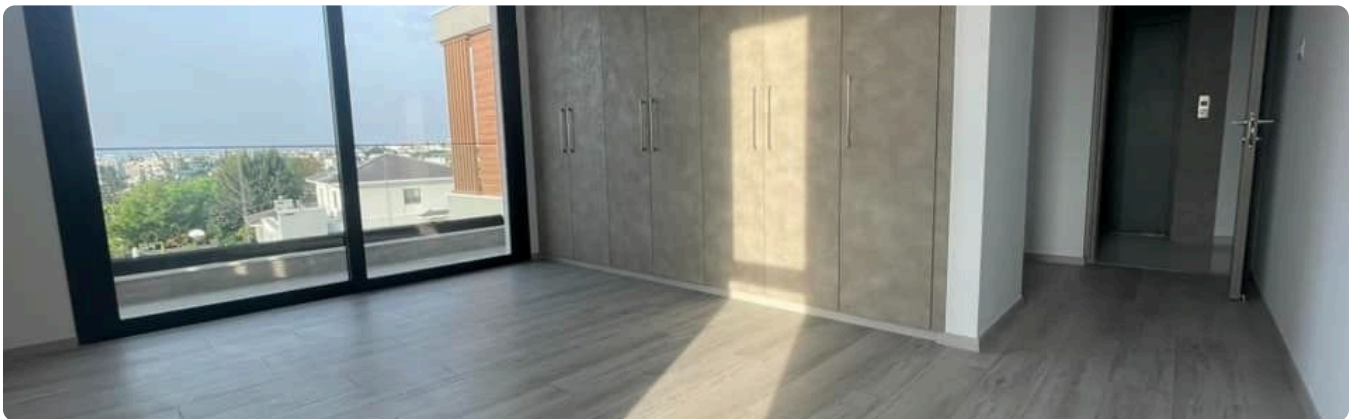
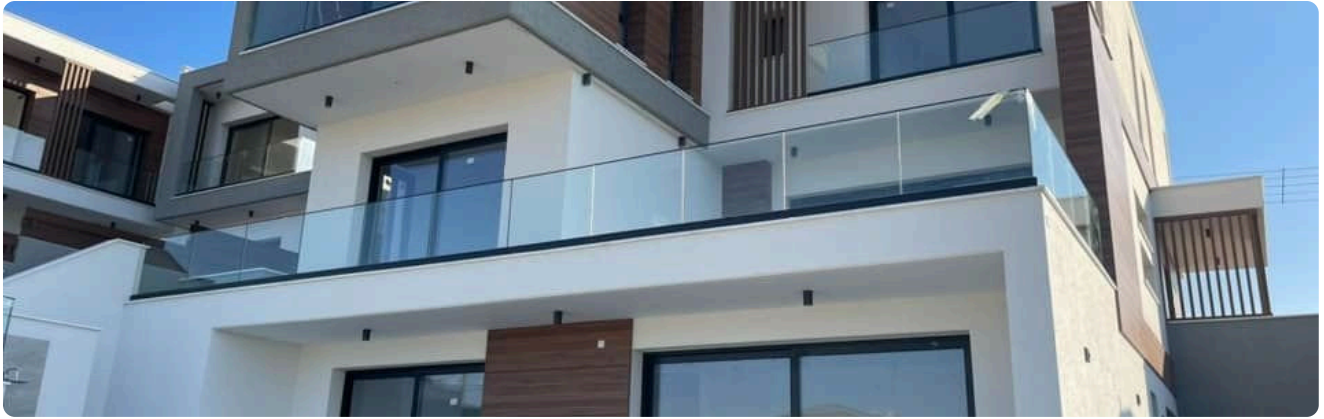
## Features

- ✓ Guest WC   ✓ Ceramic tiles   ✓ En suite bathroom   ✓ En suite shower   ✓ Sea view  
✓ Alarm system   ✓ Double glazing   ✓ Garden   ✓ Balcony   ✓ Elevated   ✓ Bath
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## Gallery







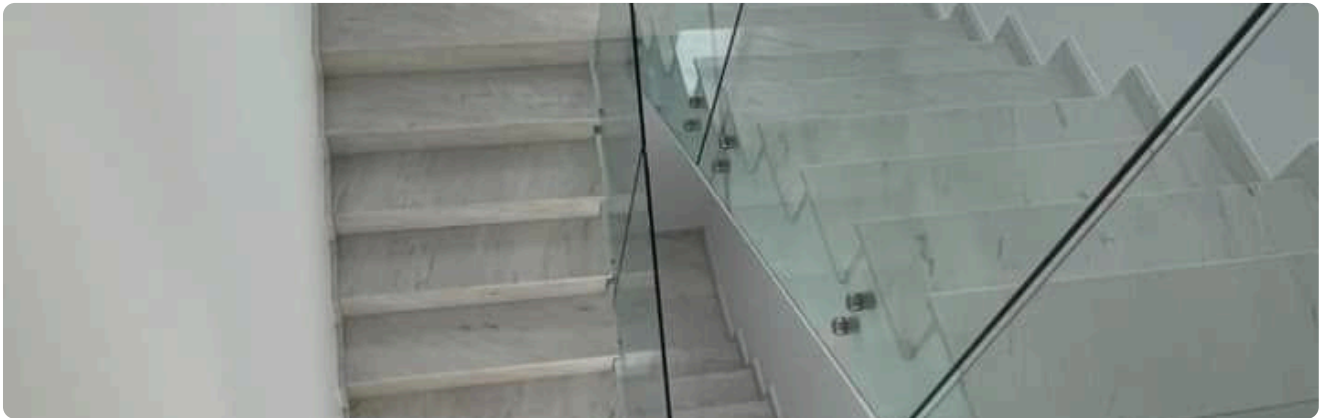










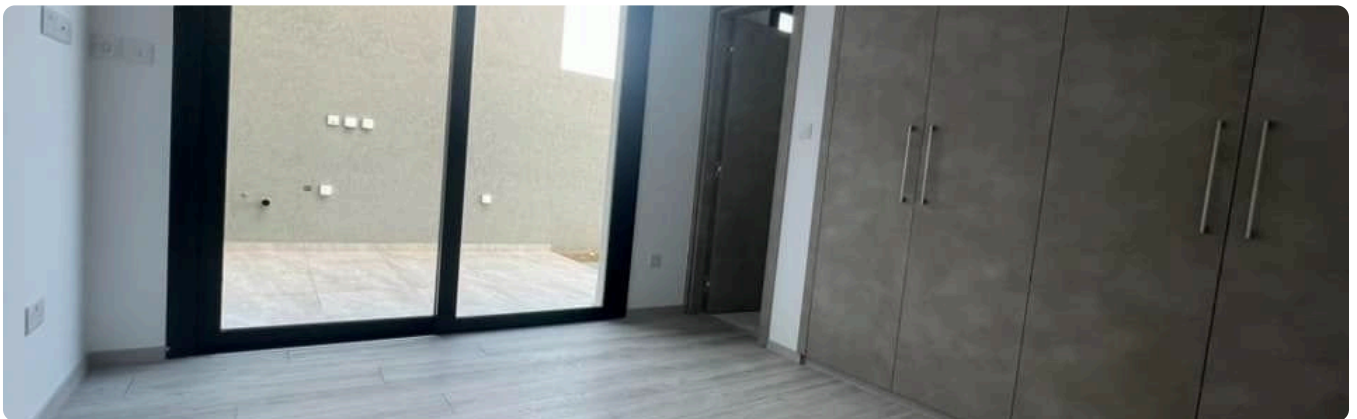


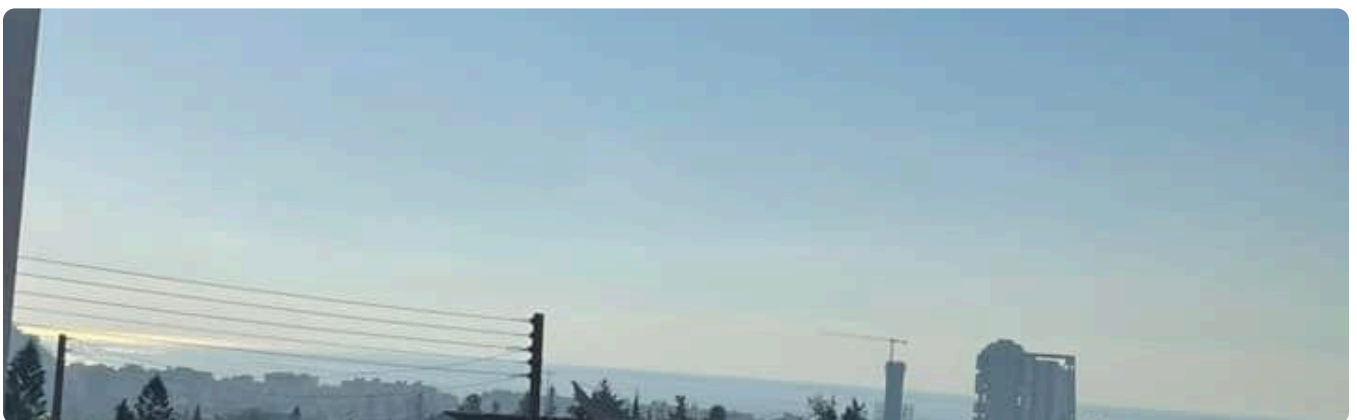
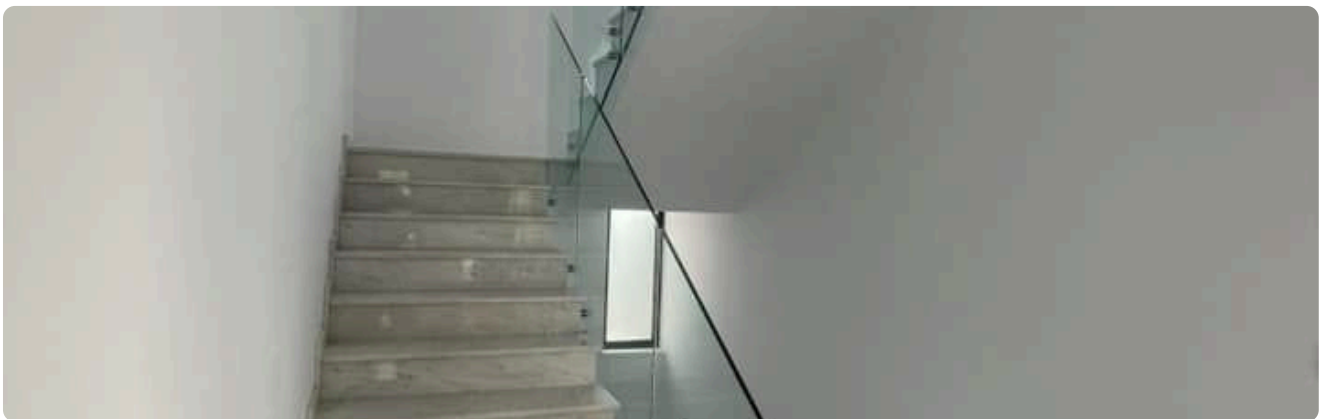


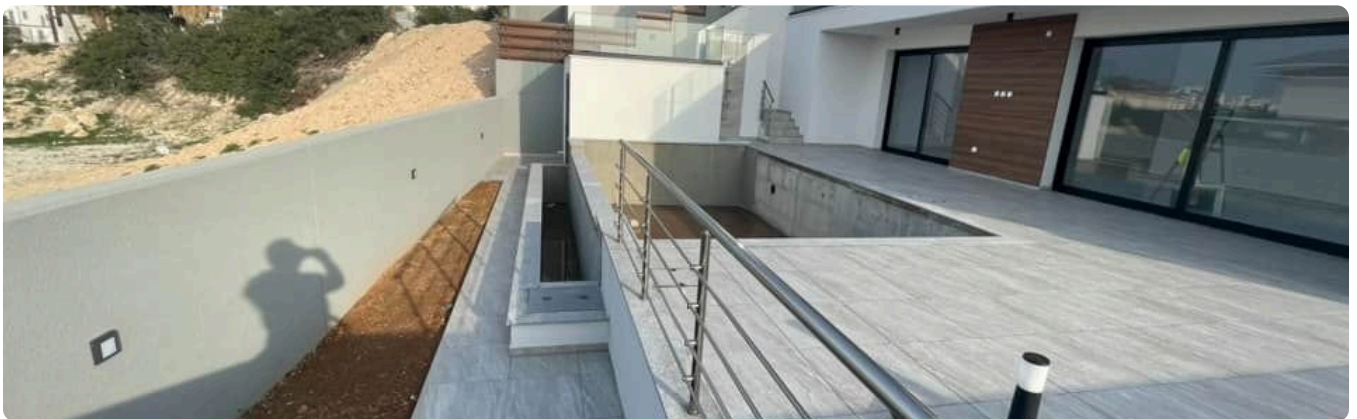




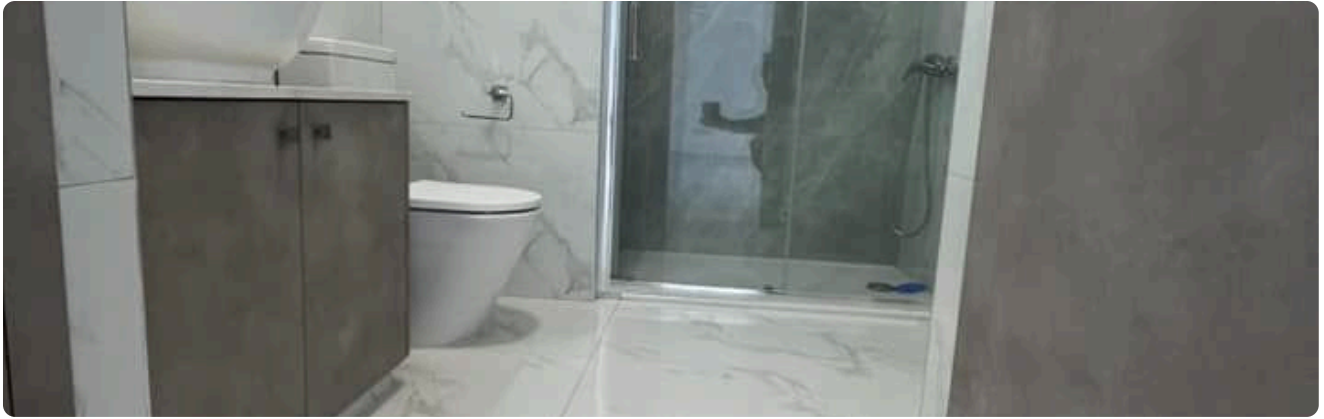












## Floor plans

