



Reference 6334

5 Bed Detached Villa with swimming pool in
Germasogeia, Limassol

€3,450,000 +VAT

Germasogia, Limassol

5 Bedrooms | 7 Bathrooms | 356 m² Covered

Description

- 5 bedrooms
- 7 W/C
- Internal Area 356m²
- Basement 212m²
- Covered Verandas 82m²
- Uncovered Verandas 75m²
- Plot Area 922m²
- Storage
- Covered Parking
- Overflow Swimming Pool
- Office
- Underfloor Heating
- Video Entry System
- Lift

Plot	922 m ²
Covered veranda	82 m ²
Uncovered veranda	75 m ²
Parking spaces	3
Energy efficiency rating	Certificate expected
Year of construction	2027
Status	Under construction



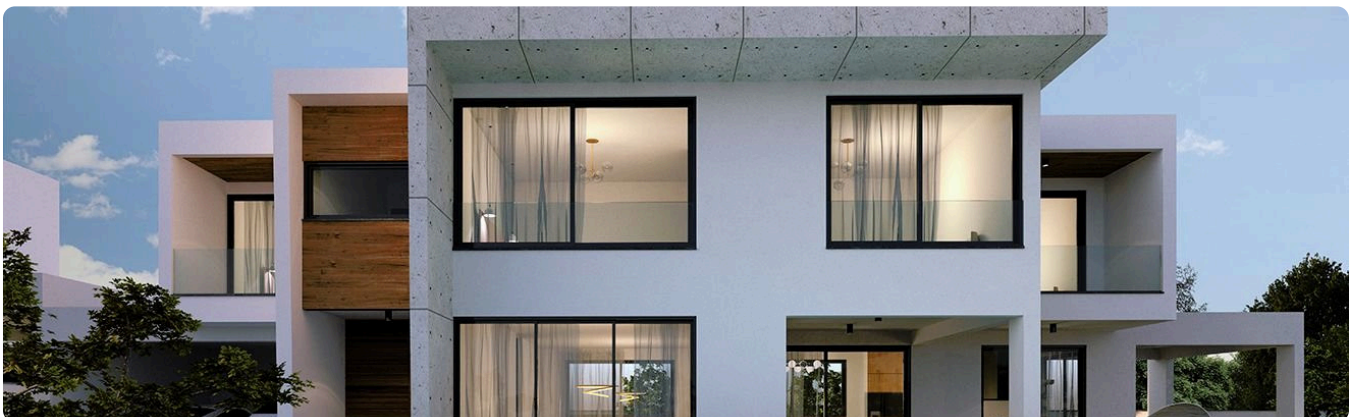
Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Private, overflow
 - ✓ Elevator
 - ✓ Gym
 - ✓ Storage
 - ✓ Landscaped garden
 - ✓ Solar water heater
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Features

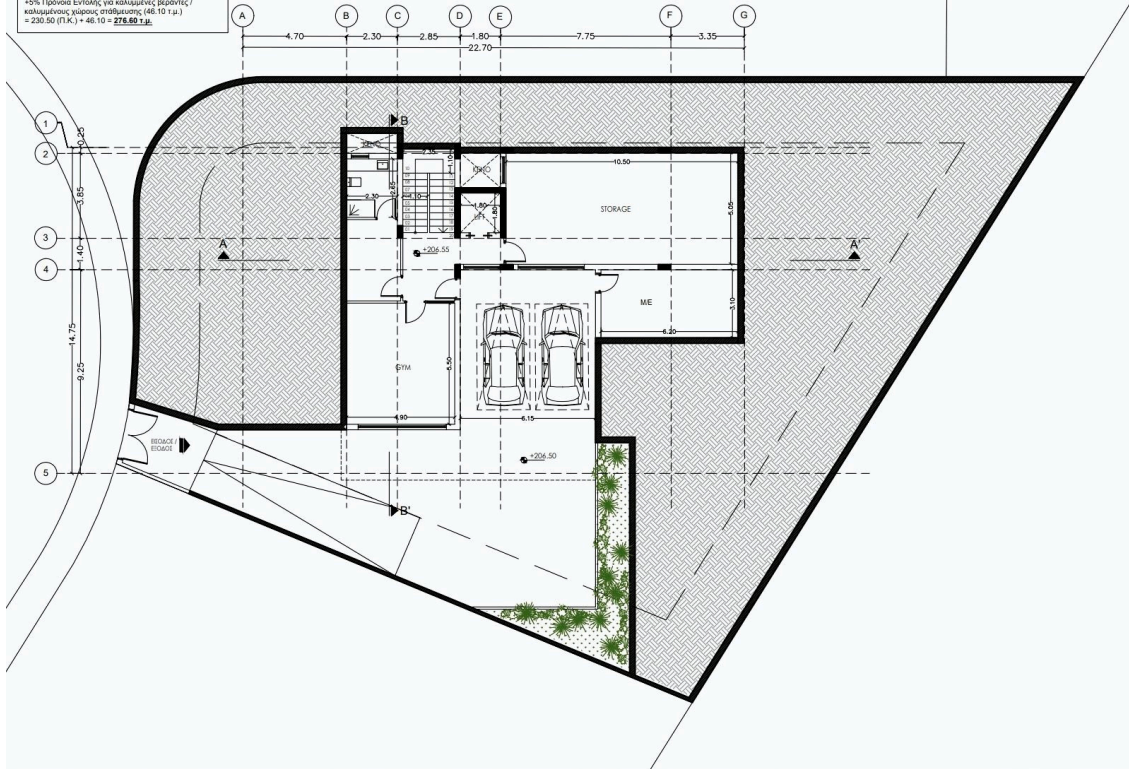
- ✓ Guest WC
 - ✓ Veranda
 - ✓ Ground floor bedroom
 - ✓ Granite countertops
 - ✓ En suite bathroom
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Sea view
 - ✓ Near amenities
 - ✓ Office
 - ✓ Laundry room
 - ✓ Marble stairs
 - ✓ Double glazing
 - ✓ Garden
 - ✓ Pressurized water system
 - ✓ Play room
 - ✓ Shutters, electric
 - ✓ Combined kitchen and dining area
 - ✓ Separate dining area
 - ✓ Shower
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Gallery

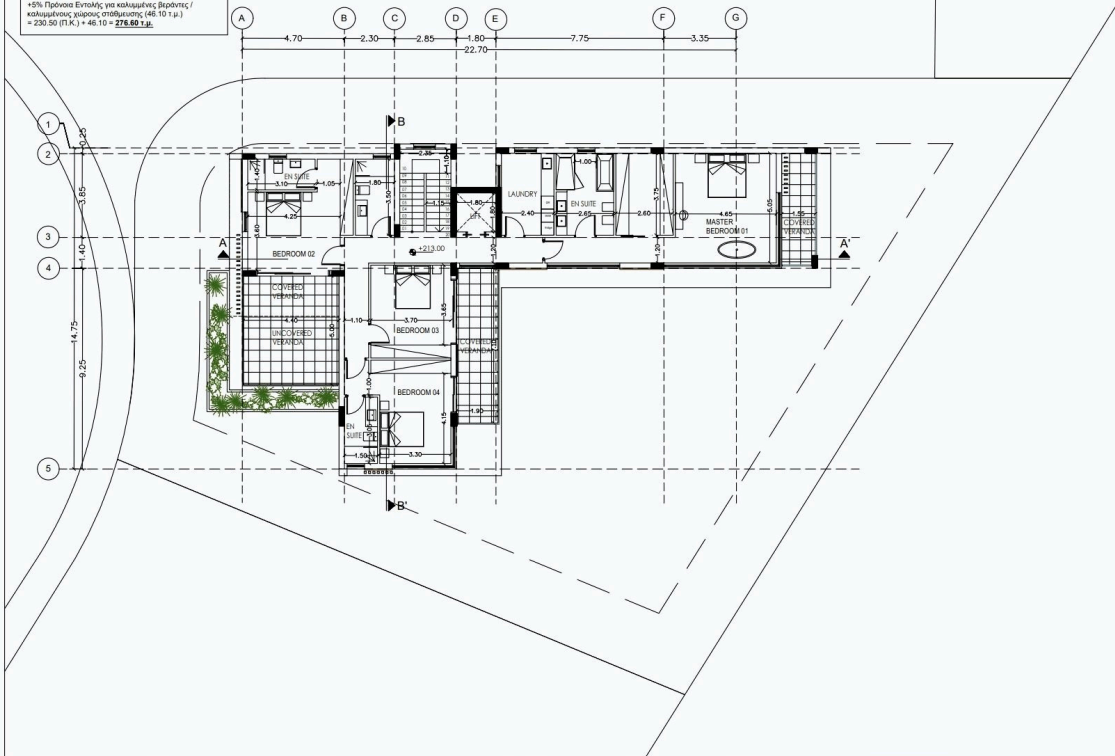




ΕΜΒΑΔΟΜΕΤΡΗΤΗ ΤΕΜΑΧΙΟΥ: 84, PLOT 6E
 ΕΜΒΑΔΟ ΤΕΜΑΧΙΟΥ 6E = 922 τ.μ., ΖΩΝΗ: Καθ
 ΚΑΛΥΨΗ: 25%: 230.50 τ.μ. / ΔΟΜΗΣΗ: 40%: 368.80 τ.μ.
 +5% Πρόνοια Επικόλλης για κατασκευές Βεράντες /
 κατασκευές χώρους στάθμευσης (46.10 τ.μ.)
 = 230.50 (Π.Κ.) + 46.10 = **276.60 τ.μ.**



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+5% Πρόσθετο Έπιπλο για κακοκαιρίες θύρανες /
καταρρέουσες γέφυρες στέγαστρος (160 τ.μ.)
= 230.50 (Γ.Κ.) + 46.10 = 276.60 τ.μ.

