



Reference 7134

## 5 Bed Detached Villa with swimming pool in Germasogeia, Limassol

**€3,450,000** +VAT

Germasogia, Limassol

5 Bedrooms | 7 Bathrooms | 356 m<sup>2</sup> Covered

### Description

- 5 bedrooms
- 7 W/C
- Internal Area 356m<sup>2</sup>
- Basement 212m<sup>2</sup>
- Covered Verandas 82m<sup>2</sup>
- Uncovered Verandas 75m<sup>2</sup>
- Plot Area 922m<sup>2</sup>
- Storage
- Covered Parking
- Overflow Swimming Pool
- Office
- Underfloor Heating
- Video Entry System
- Lift

Plot	922 m <sup>2</sup>
Covered veranda	82 m <sup>2</sup>
Uncovered veranda	75 m <sup>2</sup>
Parking spaces	3
Energy efficiency rating	Exempt
Year of construction	2027
Status	Under construction



## Facilities

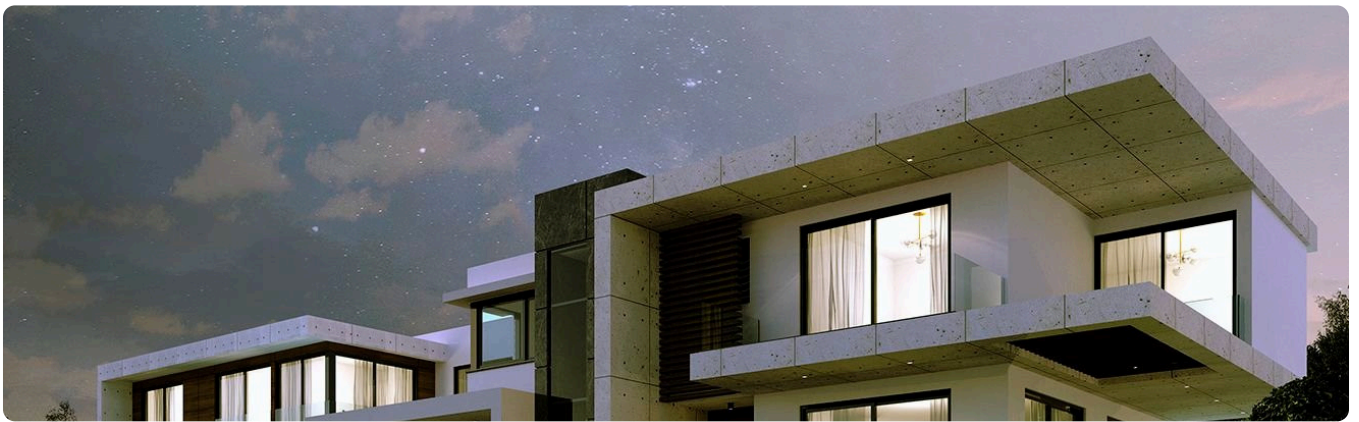
- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private, overflow
  - ✓ Elevator
  - ✓ Gym
  - ✓ Storage
  - ✓ Landscaped garden
  - ✓ Solar water heater
- 

## Features

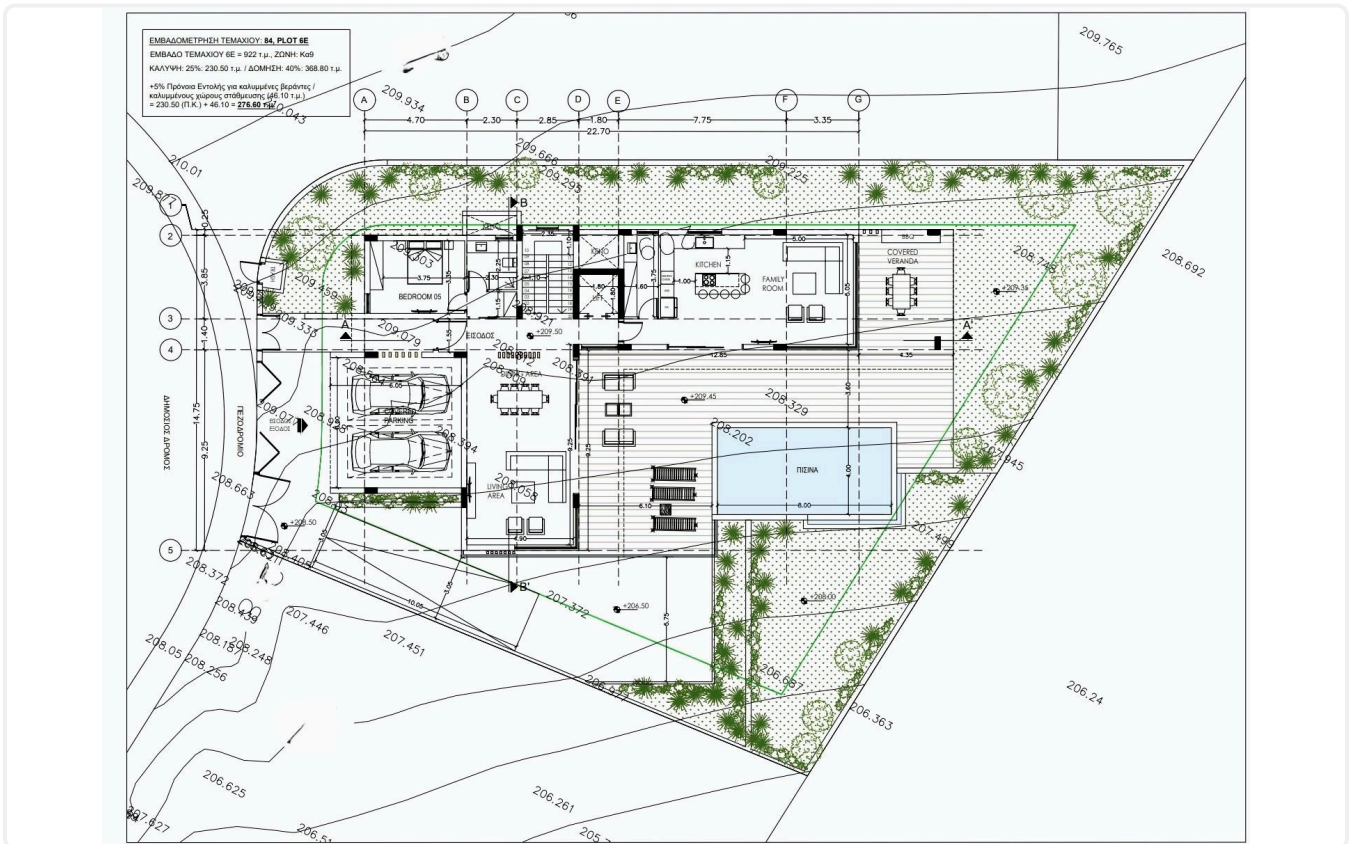
- ✓ Guest WC
  - ✓ Veranda
  - ✓ Ground floor bedroom
  - ✓ Granite countertops
  - ✓ En suite bathroom
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Sea view
  - ✓ Near amenities
  - ✓ Office
  - ✓ Laundry room
  - ✓ Marble stairs
  - ✓ Double glazing
  - ✓ Garden
  - ✓ Pressurized water system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

## Gallery

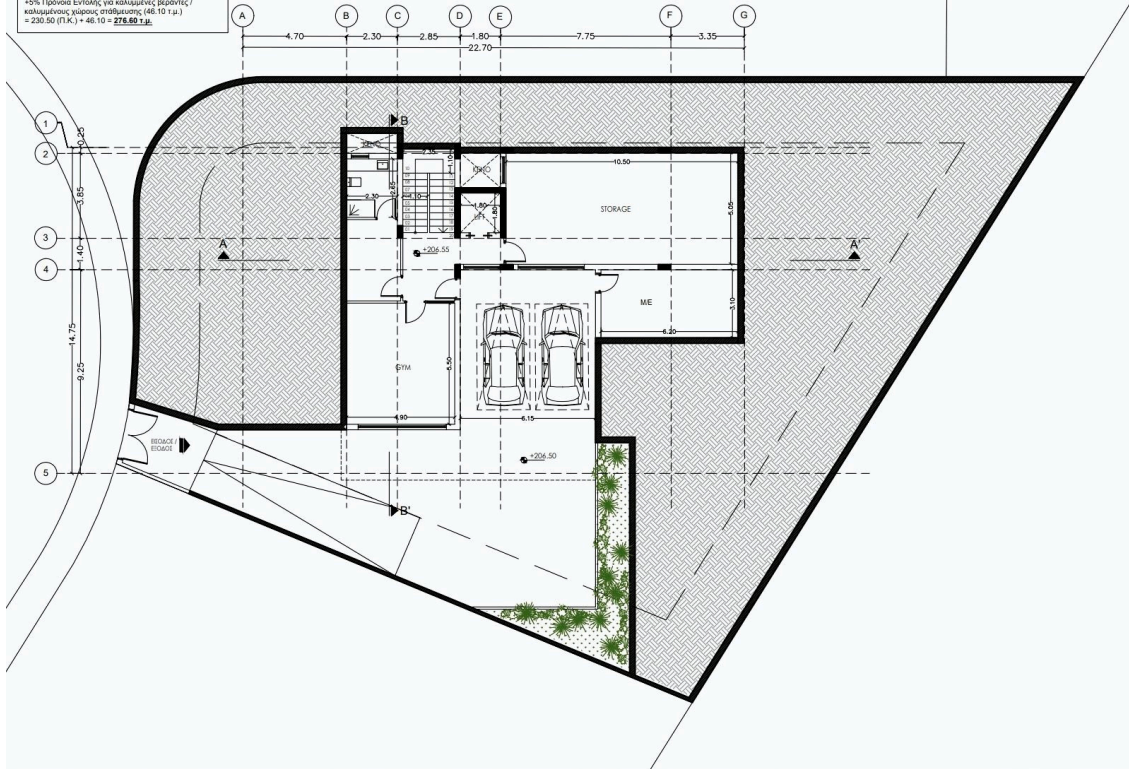




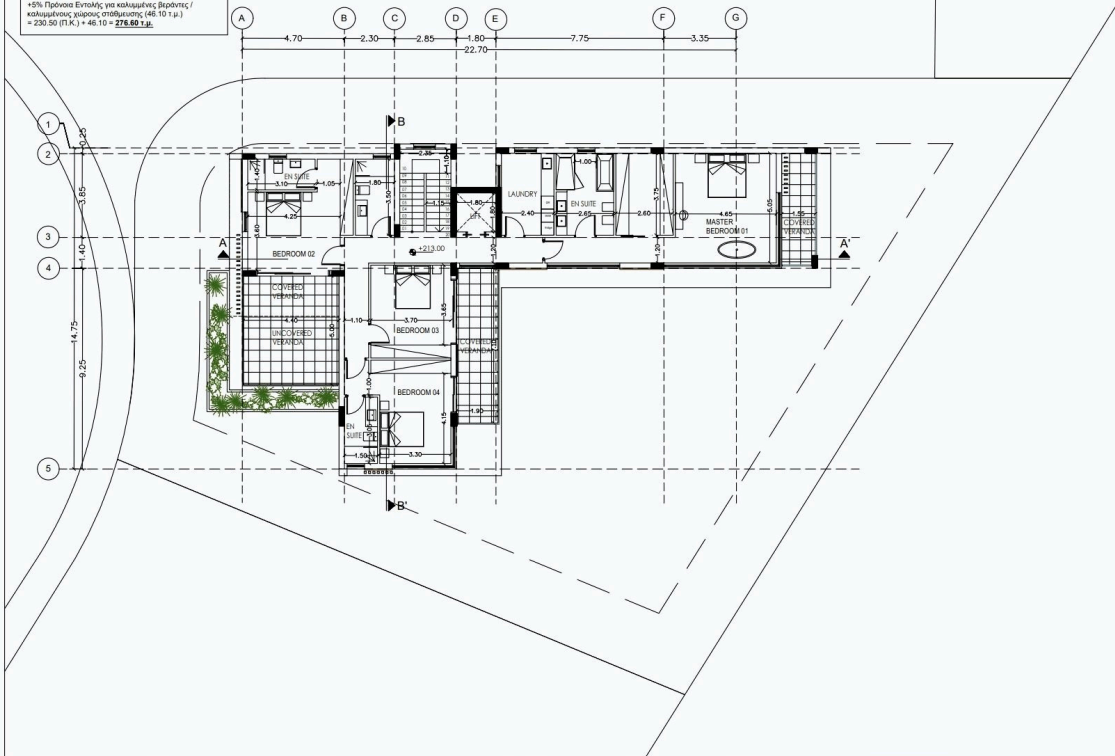
# Floor plans



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 (Γ.Κ.) + 46.10 = **276.60 τ.μ.**



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+5% Πρόσθετο Έπιπλο για κακοίμετες βεράντες /  
καθίσματα: χάραξ στέγαστρος (160 τ.μ.)  
= 230.50 (Π.Κ.) + 46.10 = 276.60 τ.μ.

