



Reference 8433

Luxurious 3-Bedroom Villa in a Prime Location with Panoramic Coastal Views **€2,450,000**

Germasogia, Limassol

3 Bedrooms | 4 Bathrooms | 276 m² Covered

Description

? For Sale: Exclusive 3-bedroom villa with breathtaking views, ready to move in.

? Location: Mersinies/Panioti | Prime residential area in Limassol

A refined, Mediterranean-inspired design that combines modern architecture with natural materials like wood, marble, and stone, blending elegance with coastal charm

◆ Key Features:

- Interior: 276 sqm of covered space
- Plot Size: 776 sqm
- Layout: Upper floor with 2 ensuite bedrooms featuring walk-in wardrobes; ground floor with 1 ensuite bedroom and private veranda
- Living Space: Open-plan kitchen, dining, and living area, with an

Plot	776 m ²
Parking spaces	2
Energy efficiency rating	A
Year of Construction	2023
Status	Key ready



additional small kitchen for convenience

- Guest Facilities: 1 guest toilet

◇ Additional Amenities:

- Expansive floor-to-ceiling windows for abundant natural light
- Private swimming pool
- Landscaped garden and barbecue area
- Covered parking
- VRV central heating and air conditioning
- Smart lighting system

◇ Additional Benefits:

- Nestled among high-end luxury properties
- Easy access to all amenities and the highway
- Stunning, unobstructed views of the entire coastline

◇ Viewing Highly Recommended



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Covered
 - ✓ Pool · Private
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Features

- ✓ Next to green area
 - ✓ Quiet Area
 - ✓ Rental Potential
 - ✓ Luxury specifications
 - ✓ Panoramic view
 - ✓ Near bus route
 - ✓ Double glazing
 - ✓ City view
 - ✓ Garden
 - ✓ Internal stairs
 - ✓ Elevated
 - ✓ High ceilings
 - ✓ Easy access to highway
 - ✓ Smart home
 - ✓ Guest WC
 - ✓ Barbeque
 - ✓ En suite Bathroom
 - ✓ Modern design
 - ✓ Sea view
 - ✓ Near amenities
 - ✓ Open plan
 - ✓ Walk-in closet
 - ✓ Investment opportunity
 - ✓ Balcony
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Kitchenette
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Gallery











