



Reference 8488

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

Germasoglia, 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

Features

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

Gallery



















