Reference 9431

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 m²
Parking spaces	2
Energy efficiency rating	A
Year of construction	2023
Status	Key ready

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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

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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

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