



Reference 9672

Luxury & Modern 5-Bedroom Villa in Germasogeia

€1,950,000

Germasogia, Limassol

5 Bedrooms | 5 Bathrooms | 340 m² Covered

Description

Situated in the prestigious Mersinies/Green Area, this luxurious 5-bedroom villa offers excellent access to the highway and is close to all amenities.

Resale Property | NO VAT | Title Deeds Available | High-Quality Materials | Modern Design

Key Features:

- * 5 Bedrooms
- * 5 W/Cs
- * Internal Area: 340 m²
- * Covered Veranda: 30 m²
- * Plot Area: 500 m²
- * 3 Bedrooms with En Suite Showers
- * Family Bathroom
- * Guest WC
- * Double Glazing

Plot	500 m ²
Covered veranda	30 m ²
Parking spaces	2
Energy efficiency rating	A
Year of construction	2022
Status	Resale



- * Covered Parking
- * Barbecue Area & Large Veranda
- * Storage Space

Property Highlights:

- * Elegantly designed interiors with spacious living areas
- * Five spacious bedrooms | Three en-suite, with the fifth room featuring a separate entrance
- * Constructed in 2022 using premium materials
- * Features high-end flooring, modern fixtures and top-quality finishes throughout
- * Fully equipped kitchen with superior cabinetry, countertops and built-in appliances (included in the price)

Advanced Features:

- * A+ energy certificate and photovoltaic system
- * Alarm system with CCTV cameras
- * Fully air-conditioned with split units
- * Water softener

Additional Amenities:

- * Infinity swimming pool
- * Beautifully landscaped garden
- * Two secure covered parking spaces
- * Fully furnished option available at an additional cost

Asking Price: €1.95 million (NO VAT)



Facilities

- ✓ Aircondition · Split system
 - ✓ Parking · Covered
 - ✓ Pool · Private, infinity
 - ✓ Storage
 - ✓ Landscaped garden
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

- ✓ Guest WC
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Sea view
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ Corner
 - ✓ City view
 - ✓ Investment opportunity
 - ✓ Internal stairs
 - ✓ Bright
 - ✓ Balcony
 - ✓ Utility room
 - ✓ Entrance gate, automated
 - ✓ Water softener
 - ✓ Floor-to-ceiling windows
 - ✓ Entrance hall
 - ✓ Pool view
 - ✓ Elevated
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ High ceilings
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
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Gallery









