



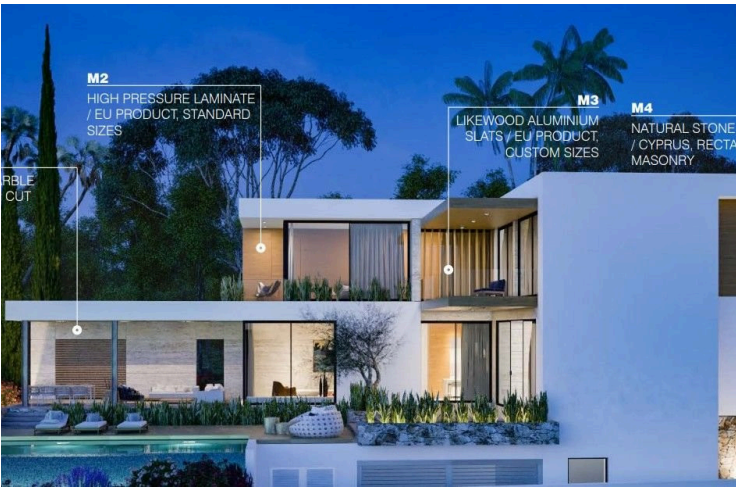
#10790

# For Sale: Exquisite Luxury Villa with Breathtaking Sea Views in Limassol's Most Prestigious Neighborhood (10790)

📍 Germasogeia, Limassol

€3,400,000 +VAT







# Overview

## Specifications

Bedrooms	Bathrooms	Covered
 3	 6	 561.1 m <sup>2</sup>

Type	Detached Villa	Status	Off plan
Toilets	1	Year of construction	2025
Plot	875.9 m <sup>2</sup>	Structure	Concrete

## Description

Nestled in the heart of Limassol's most prestigious area for luxury villas, this extraordinary residence offers unrivaled exclusivity and sophistication. Just minutes from the serene seafront, top-tier schools, and essential amenities, yet peacefully tucked away from the city's hustle, it promises the perfect balance of tranquility and convenience. With sweeping, unobstructed views of Limassol Bay and the endless horizon of the sea, this home is a true masterpiece, located within a fully developed, upscale neighborhood of opulent villas. Every inch of the design is crafted with modern elegance and distinctive character, incorporating cutting-edge green construction technologies for a sustainable and luxurious living experience.

Spanning an impressive 875.9 m<sup>2</sup> plot, this exquisite property offers three meticulously designed floors that cater to every aspect of luxury living. The basement floor, covering 179 m<sup>2</sup>, is a haven of relaxation and functionality. It includes a spacious multipurpose area, a lavish guest bedroom with an en-suite bathroom, a dedicated massage and recreation area, a wine cellar, and ample storage. Double maid's bedrooms with en-suites, a shared TV area, and a kitchenette complete this floor, along with a guest WC, shower, and convenient covered parking.

The ground floor, encompassing 211.8 m<sup>2</sup>, is an entertainer's dream, with an expansive entrance lobby, a chic living and dining area featuring a cozy fireplace lounge, and a gourmet kitchen with a relaxed sitting area. A utility room and guest WC offer practicality, while the outdoor spaces include a 43.4 m<sup>2</sup> kiosk with a pergola, as well as covered and uncovered verandas, totaling 135.6 m<sup>2</sup> – perfect for enjoying the Mediterranean climate. Covered parking completes the floor's offerings.

The first floor spans 170.3 m<sup>2</sup> and exudes opulence. It features two elegant bedrooms with en-suite bathrooms, a grand master suite with a double wardrobe and en-suite, and a versatile study or office space. Additionally, expansive covered verandas of 35.7 m<sup>2</sup> provide an ideal spot to unwind while soaking in the views.





# Additional information

## Facilities

Elevator

Pergola

Storage

Maid's room

Pool, Private

Parking, Garage

Spa

## Features

Indoor fireplace

Utility room

Lobby

Wine cellar

Office

## Distances

Amenities



5 km

Airport



50 km

Sea



5 km

Schools




5 km

## Contact us



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