



#11051

# Modern Semi-Detached Villa in Germasogeia (11051)

 Germasogeia, Limassol

**€860,000** +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 137 m<sup>2</sup>

|                   |                            |
|-------------------|----------------------------|
| Type              | <b>Semi-Detached Villa</b> |
| Toilets           | <b>2</b>                   |
| Plot              | <b>310 m<sup>2</sup></b>   |
| Covered veranda   | <b>20 m<sup>2</sup></b>    |
| Uncovered veranda | <b>20 m<sup>2</sup></b>    |
| Status            | <b>Off plan</b>            |

|                          |  |
|--------------------------|--|
| Year of construction     | <b>2026</b>  |
| Furnished                | <b>Unfurnished</b>   |
| Structure                | <b>Concrete</b>  |
| Facade                   | <b>Concrete</b>  |
| Energy efficiency rating |  <b>A</b> |

## Description

Modern Semi-Detached Villa in Germasogeia (11051)

For sale: a remarkable semi-detached villa, off plan, offering modern living in the desirable area of Germasogeia. This stunning property boasts an internal space of 137 m<sup>2</sup>, thoughtfully designed to provide comfort and style. Status off plan completion approximately 14 months after sales contract .

The villa features three spacious bedrooms and two contemporary bathrooms, ideal for families and individuals alike. Positioned on the second floor of a two-story complex, it promises beautiful views and a sense of privacy. Built with energy efficiency A, this home is not only stylish but also environmentally friendly.

Germasogeia is known for its vibrant atmosphere and excellent amenities. Residents enjoy proximity to shops, restaurants, and recreational areas, making it a desirable location for those seeking a balanced lifestyle. The area offers beautiful surroundings, combining tranquility with easy access to entertainment and daily necessities.

Situated within a secure gated complex, this unfurnished villa provides a blank canvas for you to create your dream home. Completion is scheduled for 2026, allowing you to invest in a property that meets your needs and aspirations.

Discover your future home with Lextrus Real Estate, where we guide you in finding the perfect property!

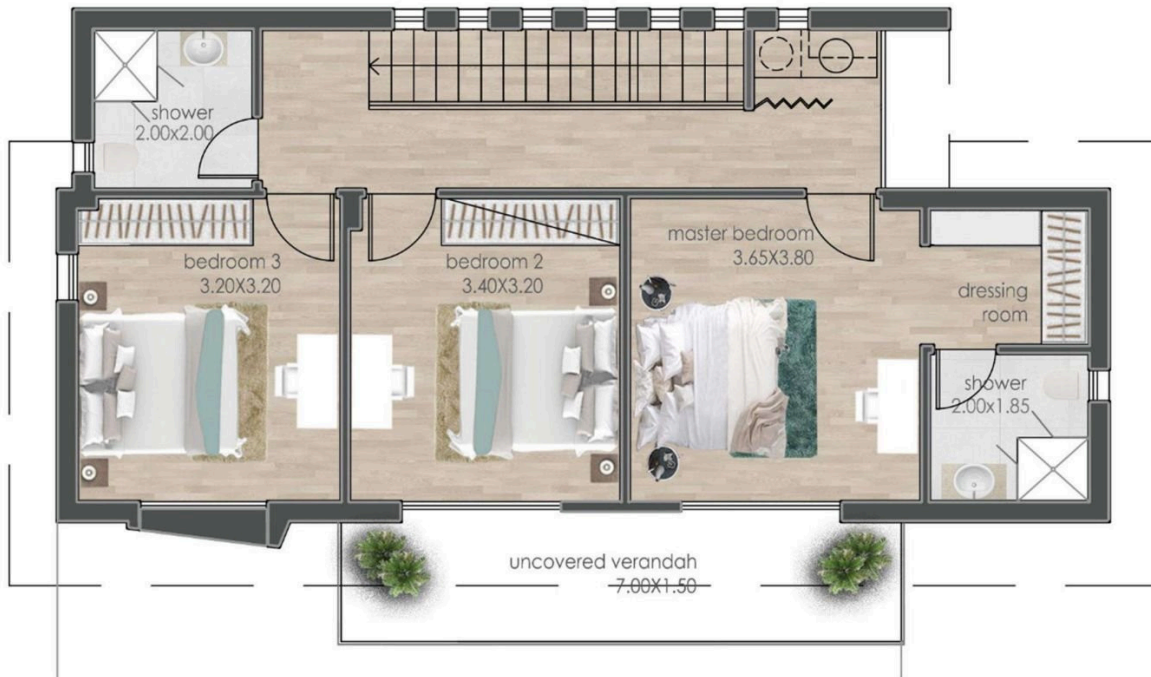


# Floor plans

## FLOOR PLANS - VILLAS 5, 6, 7



GROUND FLOOR



FIRST FLOOR



# Additional information

## Facilities

Aircondition, Provision

Solar water heater

Gated complex

Storage

Parking, Covered

## Features

Balcony

CCTV (provision)

Double glazing

Entrance gate

Garden

Luxury specifications

Open plan

Quiet area

Thermal insulation

Bath

Combined kitchen and dining area

En suite bathroom

Entrance gate, automated

Guest WC

Modern design

Pipe-in-pipe plumbing system

Shower

Veranda

Bright

Connected to electric mains

Energy efficient doors/windows

Fitted wardrobes

Investment opportunity

Near amenities

Pressurized water system

Sound insulation

## Distances

Amenities

 7 km

Airport

 62.3 km

Sea

 8 km

Schools

 5 km


Resort

 8 km

## Contact us



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