



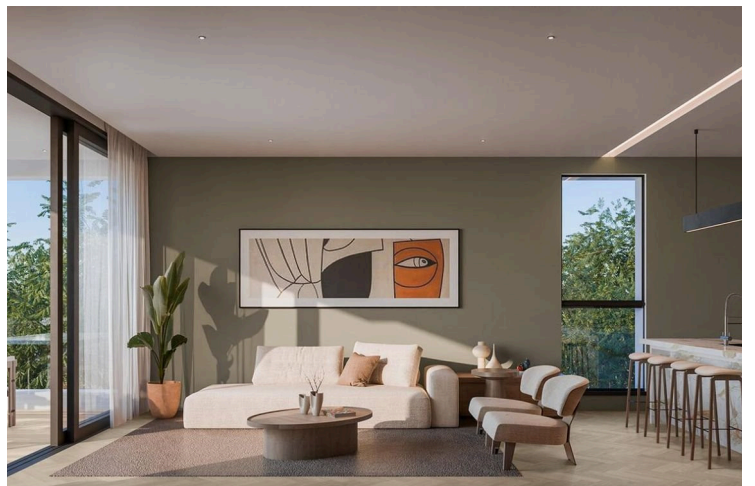
#12106

# Modern Villa in Sunny Germasogeia with Pool (12106)

📍 Germasogeia, Limassol

€899,000 +VAT





# Overview

## Specifications

Bedrooms



Bathrooms



Covered

163 m<sup>2</sup>

Type	<b>Semi-Detached Villa</b>
Toilets	<b>3</b>
Plot	<b>271 m<sup>2</sup></b>
Covered veranda	<b>29 m<sup>2</sup></b>
Uncovered veranda	<b>39 m<sup>2</sup></b>
Garden	<b>105 m<sup>2</sup></b>

Status	<b>Off plan</b>
Year of construction	<b>2027</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

Modern Villa in Sunny Germasogeia with Pool (12106)

For sale: a beautifully designed off-plan semi-detached villa located in the desirable area of Germasogeia. Offering 161 m<sup>2</sup> of internal living space, this modern home features three generously sized bedrooms and three stylish bathrooms—perfect for families or anyone seeking comfort with a touch of luxury.

Built with energy efficiency in mind, the villa boasts an A-rated certification, ensuring cost-effective living and year-round comfort. The property also includes premium lifestyle amenities such as a private swimming pool and access to a fully equipped gym, bringing both relaxation and wellness into your daily routine.

Scheduled for completion in 2027, the villa showcases contemporary architecture, high-quality construction, and a clean, modern aesthetic. Delivered unfurnished, it provides a perfect blank canvas for you to personalize your dream home.

Key Features:

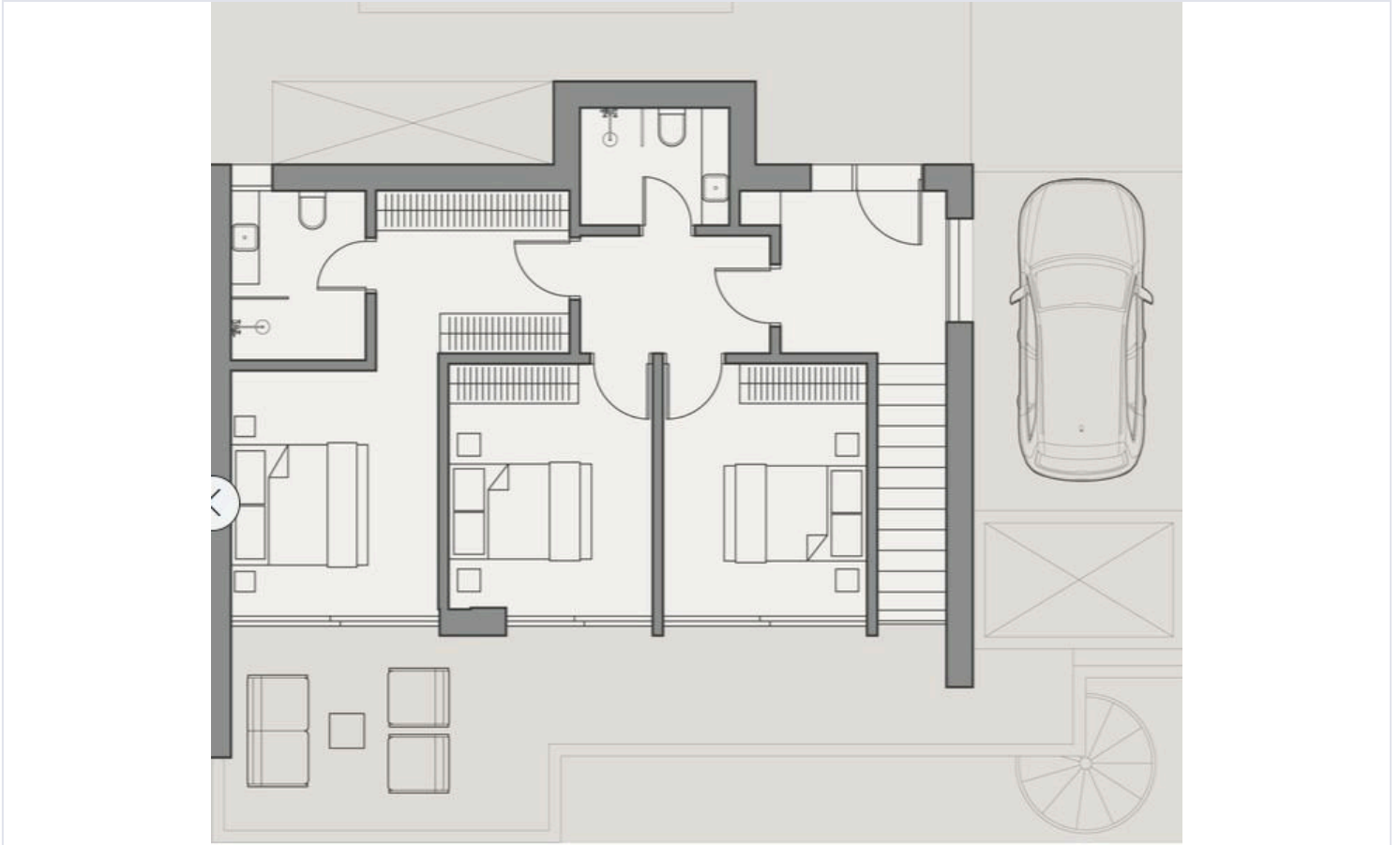
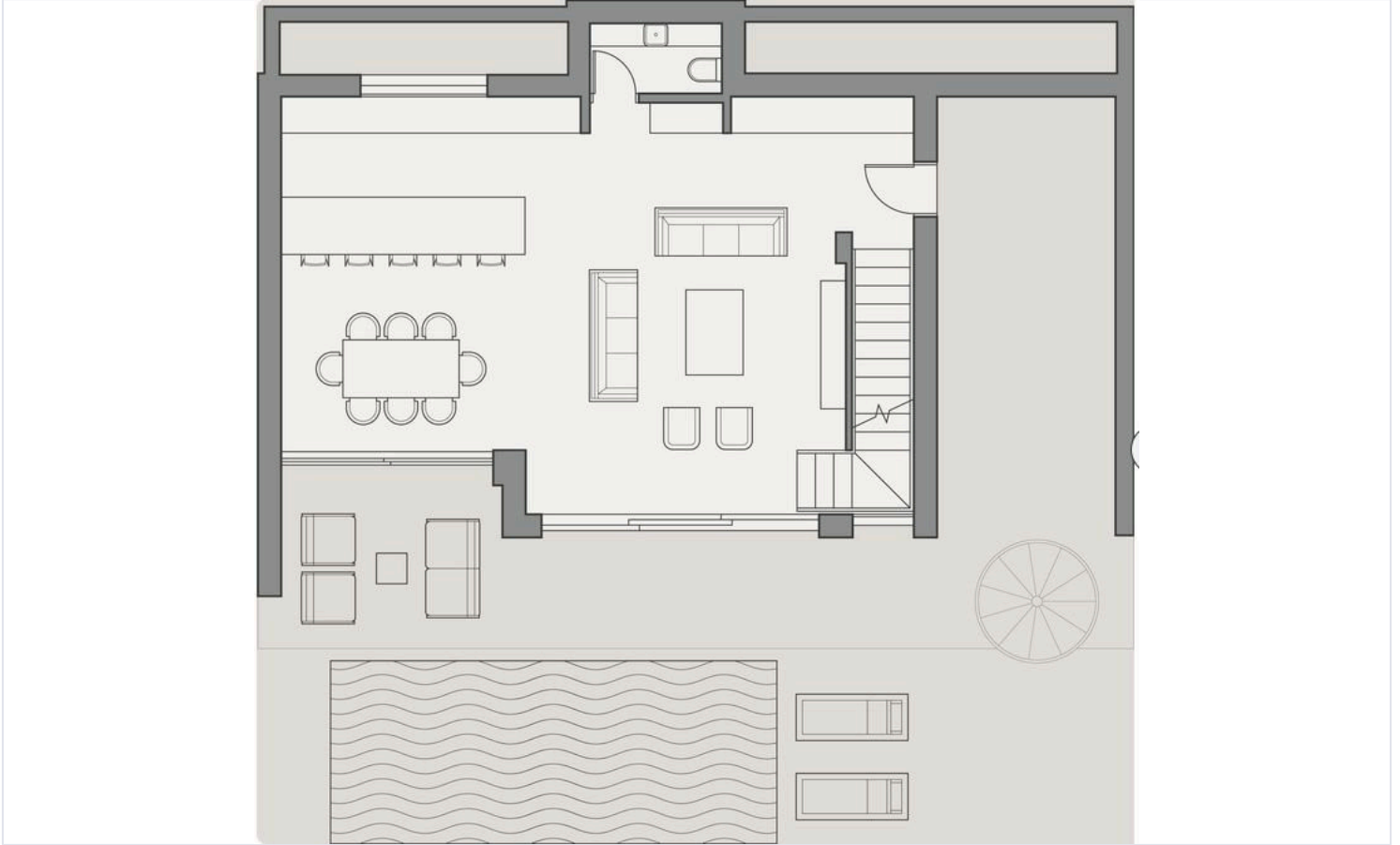
3 Spacious Bedrooms & 3 Bathrooms

161 m<sup>2</sup> Internal Area

Private Swimming Pool



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Clubhouse

Gym

Indoor pool, Communal

Parking, Uncovered

Pool, Private

Solar photovoltaic panels  
(provision)

## Features

Alarm system

Balcony

Bath

Double glazing

Easy access to highway

Easy access to main roads

Pressurized water system

Quiet area

## Distances

Amenities

 300 m

Airport

 64 km

Sea

 6.2 km

Schools

 1.3 km


Resort

 2 km

## Contact us



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