



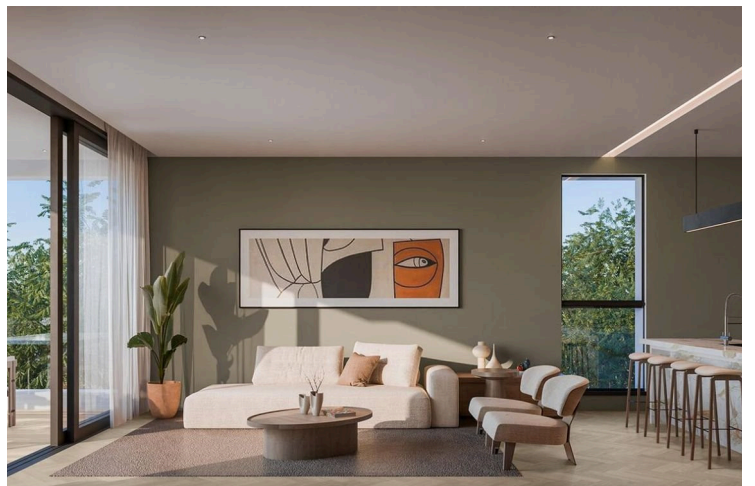
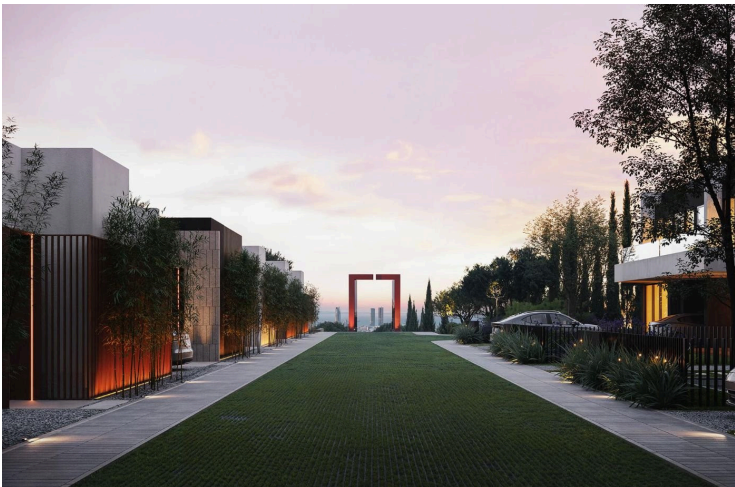
#12113

Modern Villa in Sunny Germasogeia with Pool (12113)

📍 Germasogeia, Limassol

€827,000 +VAT





Overview

Specifications

Bedrooms



3

Bathrooms



3

Covered

139 m²

Type	Semi-Detached Villa
Toilets	3
Plot	217 m²
Covered veranda	12 m²
Uncovered veranda	35 m²
Roof garden	47 m²
Garden	64 m²

Covered parking	28 m²
Status	Off plan
Year of construction	2027
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	A

Description

Modern Villa in Sunny Germasogeia with Pool (12113)

For sale: an elegant off-plan semi-detached villa located in the highly desirable neighborhood of Germasogeia. Designed with modern living in mind, this property offers 139 m² of internal space, featuring three spacious bedrooms and three contemporary bathrooms, making it an ideal choice for families or those who love to entertain.

Set in a peaceful residential area, Germasogeia is known for its perfect balance of tranquility and convenience. Residents benefit from easy access to local schools, boutique shops, cafes, and green open spaces, all while being just minutes from the highway—providing seamless travel across Limassol and beyond.

This thoughtfully designed villa is built to the highest standards, boasting an Energy Efficiency rating of A, ensuring year-round comfort and lower energy bills. Additional lifestyle features include a private swimming pool, ideal for warm summer days, and access to a shared gym, perfect for staying active without leaving home.

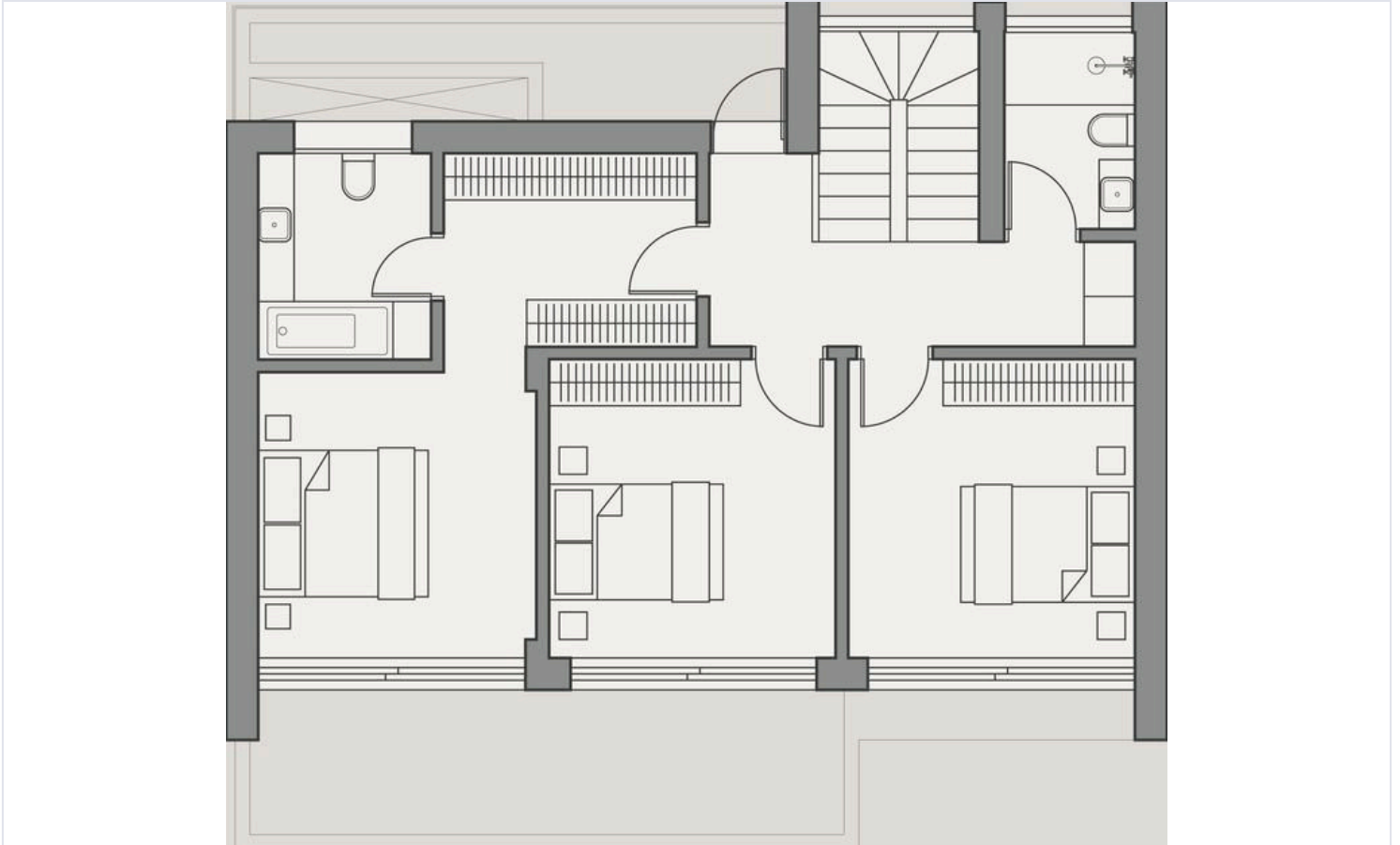
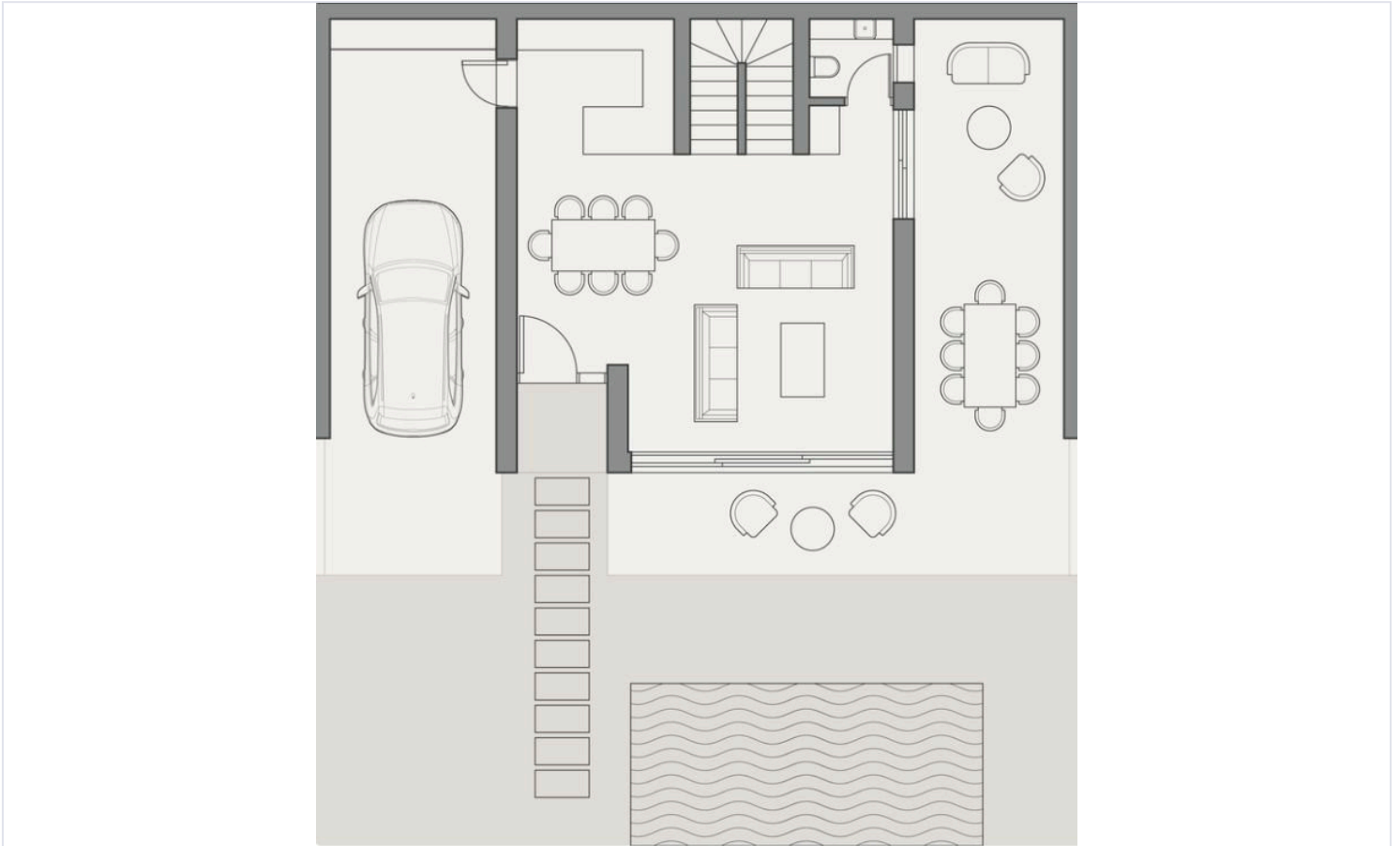
Key Features:

3 Bedrooms & 3 Bathrooms

139 m² Internal Area



Floor plans



Additional information

Facilities

Aircondition, Provision

Clubhouse

Gym

Indoor pool, Communal

Parking, Covered

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

Roof garden

Distances

Amenities

 300 m

Airport

 64 km

Sea

 6.2 km

Schools

 1.3 km


Resort

 2 km

Contact us



George Sergiou

 (+357) 94055813

 info@lextrusrealestate.com

