



#12172

# A €4.5M Masterpiece of Modern Luxury with Panoramic Sea & Mountain Views | Germasogeia | Limassol | (12172)

📍 Germasogeia, Limassol





€4,500,000 +VAT





# Overview

## Specifications

Bedrooms	Bathrooms	Covered	
 6	 6	 387 m <sup>2</sup>	
Type	Detached Villa	Furnished	Optional furnished
Toilets	7	Structure	Concrete
Plot	805 m <sup>2</sup>	Facade	Concrete
Status	Off plan	Energy efficiency rating	 A+
Title deed	Land		

## Description

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PLOT SIZE 805 SQ.M | BASEMENT 197.2 SQ.M

GROUND FLOOR 235 SQ.M. | FIRST FLOOR 152 SQ.M.  
COVERED VERANDA 33.7 SQ.M. | BASEMENT 197,8 SQ.M

TV AREA | GYM | INDOOR SWIMMING POOL | MASSAGE AREA

SAUNA/STEAM

STORAGE/PLANT ROOM

WELLNESS AND LOUNGE AREA

CHANGING ROOM/BATHROOM

MAID'S BEDROOM / EN SUITE

UTILITY ROOM/ LAUNDRY

LIFT / STAIRCASE



## Floor plans



# Additional information

## Facilities

Aircondition, Central system

Heating, Underfloor

Maid's room

Pool, Private

Solar photovoltaic panels  
(provision)

Elevator

Indoor pool, Private

Outdoor shower

Sauna

Solar water heater

Gym

Landscaped garden

Parking, Covered

Solar photovoltaic panels

Storage

## Features

Alarm system

Bar

Bathroom underfloor heating

CCTV (provision)

Cul de sac

En suite bathroom

Entrance gate

Fitted wardrobes

Granite countertops

Guestroom

Laundry room

Office

Pipe-in-pipe plumbing system

Quiet area

Shower

Sound insulation

Utility room

Walk-in closet

Alarm system (provision)

Barbeque

Bright

Ceramic tiles

Double glazing

En suite shower

Entrance gate, automated

Garden

Ground floor bedroom

Internal stairs

Luxury specifications

Openings in opposite sides

Pool bar

Roof garden

Shutters, electric (provision)

Spacious rooms

Veranda

Water softener

Balcony

Bath

CCTV

Connected to electric mains

Easy access to main roads

Energy efficient doors/windows

Fireproof entrance doors

Garden, large

Guest WC

Internet

Mountain view

Panoramic view

Pressurized water system

Sea view

Smart home automation (provision)

Thermal insulation

Veranda, large



# Distances

Amenities

 700 m

Airport

 50 km

Sea

 3 km

Public transport

 1 km


Schools

 700 m

# Contact us



**Stefania Spyridou**

 (+357) 99810880

 stephaniaSpyridou@gmail.com

