



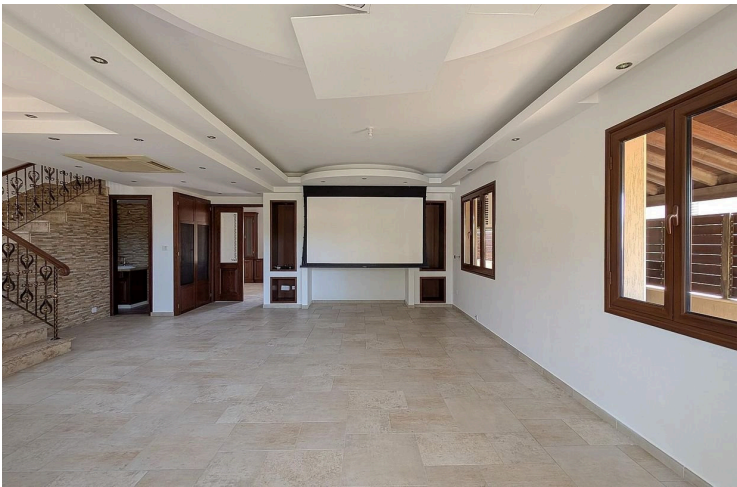
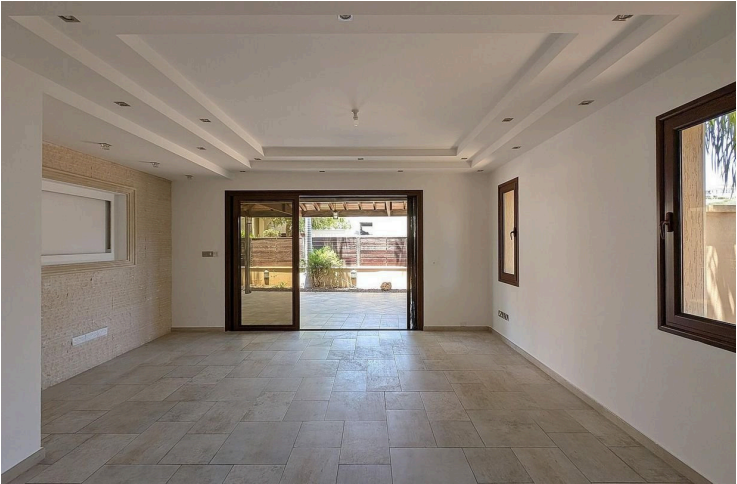
#12950

# Four Bedroom Detached Residence, Agia Paraskevi, Germasogeia, Limassol (12950)

📍 Germasogeia, Limassol





€800,000





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 4		 4		 215 m <sup>2</sup>	
Type	Detached Villa			Title deed	Yes
Toilets	4			Furnished	Unfurnished
Plot	360 m <sup>2</sup>			Structure	Concrete
Status	Resale			Facade	Concrete
Year of construction	2010			Energy efficiency rating	 Certificate expected

## Description

This is a two-storey detached house situated in Germasogeia municipality (Agia Paraskevi quarter), in Limassol district.

The house located in a cul-de-sac, adjacent to a pedestrian street and opposite of a green area, making it an ideal choice. The property was constructed in 2010 on a corner plot of 360m<sup>2</sup>. The ground floor consists of an open-plan entrance hall with the living room and a guest WC. There is a separate kitchen with a secondary open-plan sitting and dining area. The 1st floor consists of four bedrooms, while the master bedroom has an en-suite bathroom and an uncovered veranda. There is also a main bathroom with a jacuzzi.

It features ceramic and parquet floors, double-glazed windows, a solid wood kitchen and fully fitted wardrobes, a covered parking space (pergola), BBQ and a landscaped yard.

There is unexhausted build density with remaining potential for construction on the property, approximately 75m<sup>2</sup>.

There is a separate title deed for this property.

It is situated approximately 240m north of the motorway, approximately 1.1km northeast of Linopetra's junction, approximately 1.3km northwest of Germasogeia's junction, approximately 2.3km north of the beach, and approximately 2.5km northeast of Mesa Geitonia's junction.

The property falls within Zone Ka7, with a building coefficient of 80%, coverage of 45%, and permission for 3 floors (13.5m) of construction.



# Additional information

## Facilities

Aircondition, Split system

Solar water heater

Heating, Split system

Storage

Parking, Covered

## Features

Balcony

Connected to electric mains

Easy access to main roads

Jacuzzi

Quiet area

Barbeque

Cul de sac

Granite countertops

Near amenities

Tile flooring

Combined kitchen and dining area

Double glazing

Investment opportunity

Near bus route

## Distances

Amenities



650 m

Airport



50 km

Public transport



750 m

## Contact us



**Stefania Spyridou**

📞 (+357) 99810880

✉️ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

