



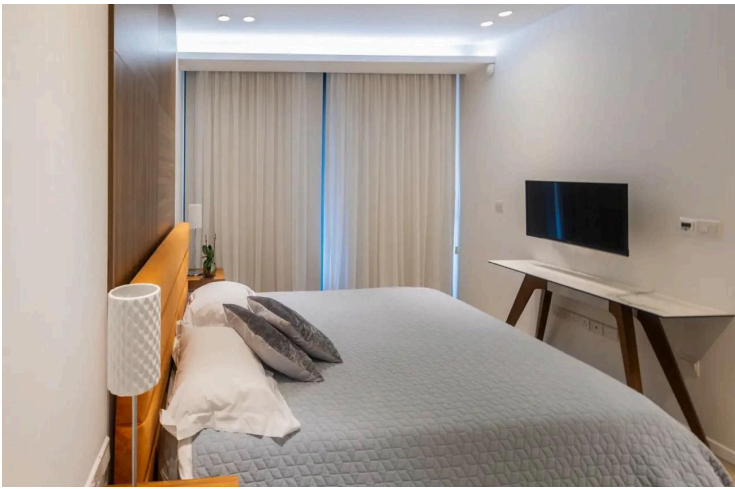
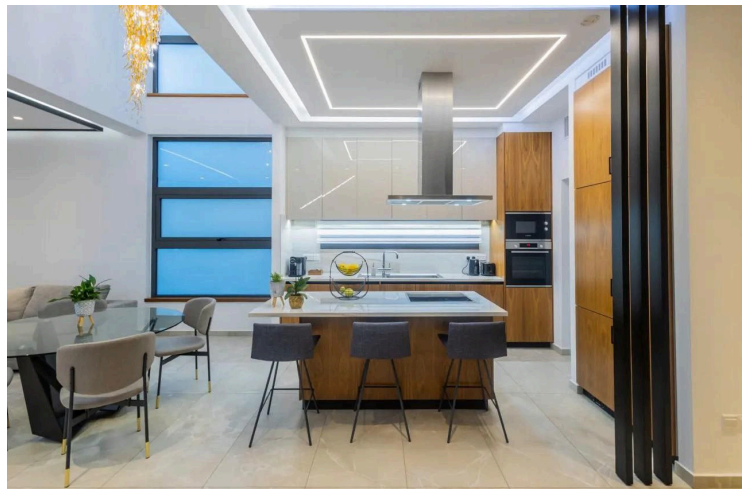
#17221

# Three bedroom villa in a gated prestigious complex in Germasoyia Touristic area, Limassol

📍 Germasogeia Tourist Area, Limassol

€2,000,000





# Overview

## Specifications

Bedrooms



3

Bathrooms



3

Covered

235 m<sup>2</sup>

Type	<b>House</b>
Toilets	<b>4</b>
Plot	<b>253 m<sup>2</sup></b>
Covered veranda	<b>46 m<sup>2</sup></b>
Status	<b>Key ready</b>
Year of construction	<b>2022</b>

Title deed	<b>Yes</b>
Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

For sale: This modern, fully furnished house offers exceptional comfort in the heart of the Germasogeia Tourist Area. With a spacious internal area of 235 m<sup>2</sup>, it features three generous bedrooms and three stylish bathrooms, making it ideal for families or those seeking extra space. There is a covered veranda of 46 m<sup>2</sup>. The plot is 253 m<sup>2</sup>.

Built in 2022 with an A energy efficiency rating, the home ensures low energy consumption and excellent comfort all year round. Underfloor heating provides warmth in cooler months, while large windows allow plenty of natural light and offer beautiful sea views. The property is set within a secure gated complex, complete with an elevator for easy access.

Residents can enjoy outstanding communal facilities, including a swimming pool perfect for relaxing, a well-equipped gym for fitness lovers, a sauna and playground area. The Germasogeia Tourist Area is known for its lively atmosphere, featuring a wide choice of cafes, restaurants, shops, and services just steps away, while the sea is within easy reach.

This house is a rare opportunity to own a contemporary home in a highly sought-after location. For more information or to arrange a viewing, please contact Lextrus Real Estate.



# Additional information

## Facilities

Childrens playground

Gym

Parking, Covered

Elevator

Heating, Underfloor

Pool, Communal

Gated complex

Indoor pool, Communal

Solar photovoltaic panels

## Features

Barbeque

Investment opportunity

Luxury specifications

Sea view

Bicycle parking

Kitchen appliances

Near amenities

Entrance gate, automated

Laminate flooring

Rental potential

## Distances

Amenities

 200 m

Airport

 60 km

Sea

 700 m

Public transport

 500 m

Schools

 600 m

## Contact us



**Tatiana Larikova**

 (+357) 99853353

 tlarina777@gmail.com

