



#3505

# Elegant 3-Bedroom Villa in Germasogeia, Limassol (3505)

📍 Germasogeia, Limassol

€575,000 +VAT








# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 133 m <sup>2</sup>	
Type		Detached Villa			
Showers		1			
Toilets		1			
Plot		246 m <sup>2</sup>			
Covered veranda		8 m <sup>2</sup>			
Uncovered veranda		58 m <sup>2</sup>			
Roof garden		39 m <sup>2</sup>			
Covered parking		14 m <sup>2</sup>			
Status		Under construction			
Year of construction		2024			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

Elegant 3-Bedroom Villa in Germasogeia, Limassol (3505)

@ 575,000 EUR + VAT

Experience modern luxury in this elegant 3-bedroom villa, ideally located in the sought-after area of Germasogeia, Limassol. Priced at €575,000 + VAT, this under-construction villa offers an exceptional living environment, scheduled for completion by 8-12 months after contract signing.

Spanning a total area of 155 m<sup>2</sup>, this villa features a spacious indoor area of 133 m<sup>2</sup>, complemented by a covered veranda of 8 m<sup>2</sup> and an expansive uncovered veranda of 58 m<sup>2</sup>. The villa also boasts a stunning 39 m<sup>2</sup> roof terrace, perfect for enjoying panoramic views and outdoor entertainment.

Designed with high energy-saving standards, the villa incorporates modern construction techniques and quality finishes. The foundation frame is reinforced concrete, and the walls are constructed with hollow clay bricks for enhanced durability and insulation. The interiors feature three coats of plastering and emulsion finishes, while the exteriors combine grafiato plastering with stone detailing.

The villa's flooring includes ceramic tiles throughout and parquet laminate in the bedrooms. The kitchen, bathroom, and toilet walls are lined with glazed or ceramic tiles, providing a sleek and clean look. The property also includes





# | Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Storage

Gated complex

Parking, Uncovered

Heating, Provision

Solar water heater

## Features

Balcony

CCTV (provision)

Double glazing

Granite countertops

Modern design

Spacious rooms

Bath

City view

Easy access to main roads

High ceilings

Open plan

Thermal insulation

Bright

Country view

Garden

Luxury specifications

Sea view

## Distances

Amenities



12.2 km

Airport



64.4 km

Sea



5.8 km

Schools



8.4 km

## Contact us



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