



#9452

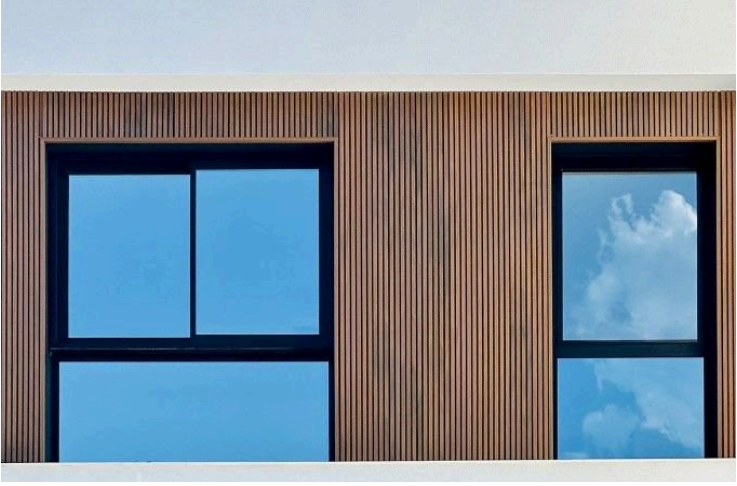
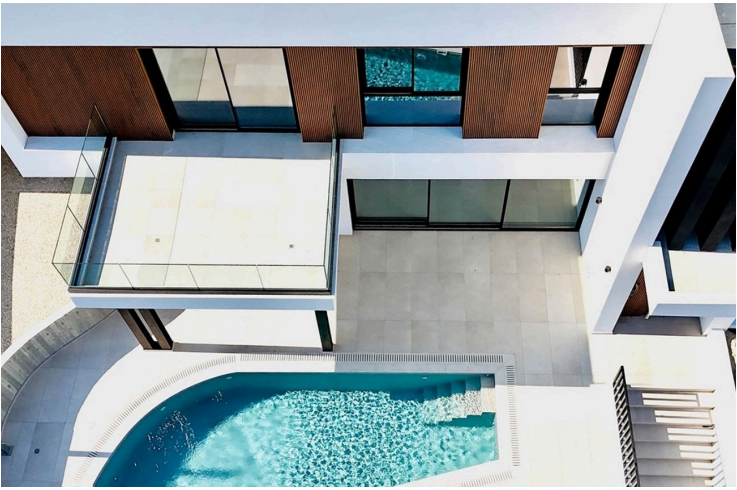
# Modern 3 Bedroom Detached Villa in Germasogeia Limassol (9452)

📍 Germasogeia, Limassol

€1,100,000 +VAT











# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 3		 2		 200 m <sup>2</sup>	
Type		Detached Villa			
Toilets		3			
Plot		421 m <sup>2</sup>			
Status		Key ready			
Year of construction		2024			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

## Description

For sale: a stunning detached villa located in Germasogeia, an area known for its picturesque surroundings and vibrant community. This key-ready home offers modern living in a tranquil setting, perfect for families or anyone seeking a peaceful retreat.

Spanning an impressive 200 m<sup>2</sup> of internal space, this villa features three spacious bedrooms and two well-appointed bathrooms. Additionally, the property includes a basement, providing extra storage or the potential for additional living space. The energy-efficient design, rated A, ensures comfort while minimizing energy costs.

Built in 2024, this modern villa boasts a south-facing orientation, filling the home with natural light throughout the day. Enjoy the luxury of a central air conditioning system and underfloor heating, ensuring your comfort in every season.

Germasogeia offers easy access to major highways, making commuting and exploring the surrounding areas simple and convenient. Experience the best of both worlds with this vibrant community and the serenity of your new home.

This exceptional villa is presented by Lextrus Real Estate, ready for you to make it your own. Don't miss out on this opportunity to own a piece of modern luxury!





# Floor plans



# Additional information

## Facilities

Aircondition, Central system

Parking, Garage

Solar water heater

Heating, Underfloor

Pool, Optional

Storage

Landscaped garden

Solar photovoltaic panels (provision)

## Features

Alarm system

Barbeque

CCTV (provision)

Double glazing

En suite shower

Fire detector

High ceilings

Kitchen island

Open plan

Shutters

Suitable for work

Veranda, large

Alarm system (provision)

Bath

Combined kitchen and dining area

Easy access to highway

Entrance gate

Granite countertops

Internal stairs

Luxury specifications

Pressurized water system

Smart home automation

Thermal insulation

Balcony

Bright

Connected to electric mains

Easy access to main roads

Entrance gate, automated

Guest WC

Investment opportunity

Modern design

Shower

Sound insulation

Veranda

## Distances

Airport




55 km

## Contact us



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