

#1350

# Stunning 4 bedroom villa with private pool in Germasogeia- Kefalokremos Area

 Germasogeia, Limassol




€800,000





# Overview

## Specifications

Bedrooms	Bathrooms	Covered	
 4	 3	 192 m <sup>2</sup>	
Type	Villa	Status	Resale
Plot	437 m <sup>2</sup>		

## Description

Nestled in the quiet and prestigious area of Kefalokremos, Germasogeia, this beautifully designed 4-bedroom villa offers the perfect blend of comfort, elegance, and energy efficiency. With high-quality finishes, spacious interiors, and premium furnishings, this home is ideal for families or investors seeking a well-located property in Limassol.

- Property Details:
- ? Covered Area: 225 m<sup>2</sup>
  - ? Land Area: Spacious outdoor space
  - ? Bedrooms: 4 (including a private 32 m<sup>2</sup> apartment on the top floor)
  - ? Bathrooms: 3 + Guest WC
  - ???? Private Swimming Pool with Electric Cover

- Interior Features
- Ground Floor: Open-plan living and dining area, guest WC, fully equipped kitchen with appliances, leading to the garden and pool area
  - First Floor: 3 spacious bedrooms with fitted wardrobes, including a master bedroom with en-suite bathroom and a large veranda
  - Second Floor: A private 32 m<sup>2</sup> apartment with a TV, built-in wardrobes, and a bathroom
- Outdoor & Additional Features
- ? Beautiful landscaped garden for relaxation
  - ? Barbecue area, ideal for entertaining
  - ? Covered parking space
  - ? Central heating & air conditioning in all rooms
  - ? External electric blinds & alarm system for security
  - ? Photovoltaic solar system (8kW), reducing energy costs by 90%

Prime Location – Kefalokremos, Germasogeia

# Additional information

## Facilities

Aircondition, Split system

Pergola

Solar water heater

Heating, Central

Pool, Private

Storage

Parking, Covered

Solar photovoltaic panels

## Features

Balcony

Easy access to highway

Bright

Easy access to main roads

Double glazing

Garden

## Distances

Amenities



300 m

Airport



35 km

Sea



4 km

Public transport



400 m

Schools



1 km

Resort



4 km

## Contact us



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