

#1350

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

 Germasogeia, Limassol

€800,000





# Overview

## Specifications

Bedrooms



4

Bathrooms



3

Covered



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



**Pavlos Konialis**

 [pavlos@totalviewhomes.com](mailto:pavlos@totalviewhomes.com)