

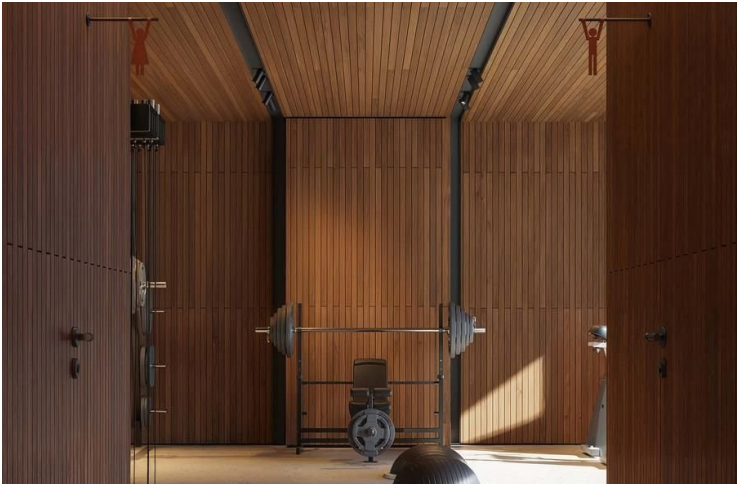
#1414

# Elegant Living on the Hills of Limassol -3 bedroom house

 Germasogeia, Limassol

**€945,000** +VAT





# Overview

## Specifications

|                                                                                     |                                                                                       |                                                                                                      |  |
|-------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------|--|
| Bedrooms                                                                            |                                                                                       | Covered                                                                                              |  |
|  3 |                                                                                       |  161 m <sup>2</sup> |  |
| Type                                                                                | Detached Villa                                                                        |                                                                                                      |  |
| Plot                                                                                | 348 m <sup>2</sup>                                                                    |                                                                                                      |  |
| Covered veranda                                                                     | 29 m <sup>2</sup>                                                                     |                                                                                                      |  |
| Uncovered veranda                                                                   | 39 m <sup>2</sup>                                                                     |                                                                                                      |  |
| Garden                                                                              | 172 m <sup>2</sup>                                                                    |                                                                                                      |  |
| Status                                                                              | Under construction                                                                    |                                                                                                      |  |
| Year of construction                                                                | 2025                                                                                  |                                                                                                      |  |
| Furnished                                                                           | Unfurnished                                                                           |                                                                                                      |  |
| Energy efficiency rating                                                            |  A |                                                                                                      |  |

## Description

Discover a refined gated community nestled on the hills of Limassol in the prestigious well-developed area of Ayios Athanasios and Germasogeia thoughtfully designed for those who seek the perfect harmony between nature, city living, and modern luxury. (400m south from Foley's school)

This exclusive residential project offers a variety of meticulously crafted homes, including spacious 3-bedroom villas and townhouses

Step inside and experience bright, airy interiors with generous layouts, high ceilings, and large windows that invite the Mediterranean sunlight in. The seamless connection between indoor and outdoor spaces offers a sophisticated lifestyle, with each home featuring private gardens or expansive terraces overlooking breathtaking city and sea views.

Whether enjoying the serene horizon or the vibrant skyline of Limassol, every residence has been positioned to ensure privacy, tranquility, and uninterrupted views.

The Development Includes:

- Gated entrance with enhanced privacy
- Landscaped communal gardens
- Elegant Residents' Lounge
- Fully equipped gym
- Resort-style swimming pool with panoramic views
- Modern coworking area with plug-and-play stations

# Additional information

## Facilities

Aircondition, Split system

Gated complex

Parking, Covered

Solar water heater

Childrens playground

Gym

Pool, Communal

Storage

Clubhouse

Heating, Provision

Solar photovoltaic panels

## Features

Barbeque

Easy access to highway

Entrance gate

Modern design

Combined kitchen and dining area

Easy access to main roads

Garden

Sea view

Double glazing

En suite shower

Luxury specifications

## Distances

Amenities



1 km

Airport



60 km

Sea



5 km

Public transport



300 m

Schools



2 km

Resort



5 km

## Contact us



**Pavlos Konialis**

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

