

#1564

# Modern 4 Bedroom Villa with Pool in Germasogeia

Germasogeia, Limassol

€1,750,000 +VAT























## **Overview**

## **Specifications**

<b>4</b>	<b>№</b> 3	[] 238 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Detached Villa	Туре
3	Showers
4	Toilets
300 m <sup>2</sup>	Plot
30 m <sup>2</sup>	Covered veranda
13 m <sup>2</sup>	Uncovered veranda

100 m <sup>2</sup>	Garden
Completed	Status
2024	Year of construction
Unfurnished	Furnished
<i>≈</i> A	Energy efficiency rating

## **Description**

Discover an exclusive development of just five uniquely designed detached villas nestled in the heart of Limassol's Germasogeia tourist area. Blending refined architecture with the relaxed rhythm of coastal living, this boutique project offers serenity and privacy just moments from the beach.

Perfectly positioned within walking distance of the sea and only minutes from the highway, this development places you close to fine dining, lively cafés, upscale marinas, and Limassol's vibrant nightlife ensuring every convenience is within reach.

Each villa has been thoughtfully designed across three levels, featuring spacious interiors, private gardens, and individual swimming pools. With bright open-plan living areas, designer kitchens, and elegant finishes, every detail reflects modern Mediterranean luxury.

**Key Features** 

Boutique collection of only 5 detached villas

Internal areas from 279.6 m<sup>2</sup> to 291.6 m<sup>2</sup>

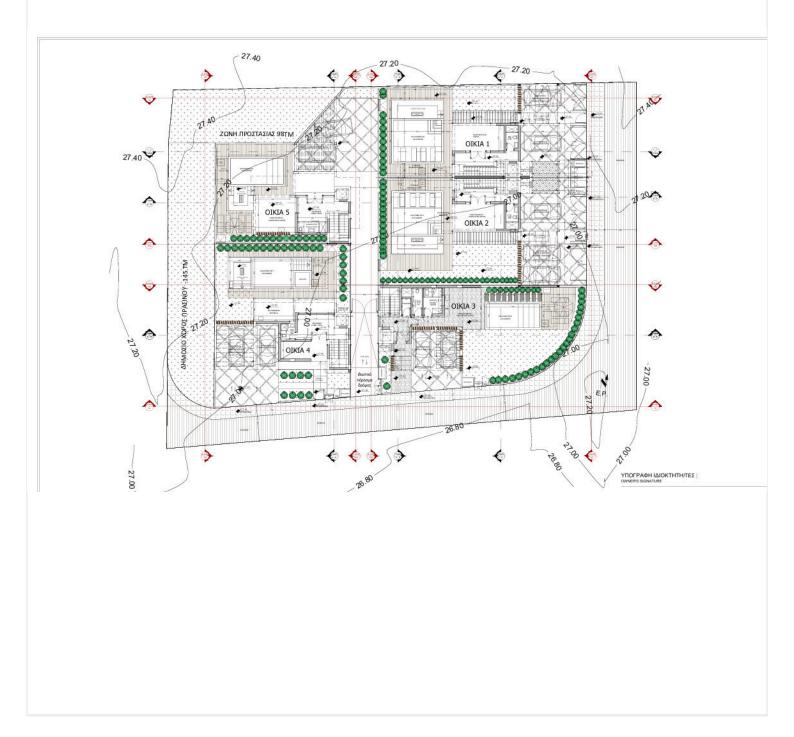
Private plots with gardens, verandas, and pools

Flexible 3-4 bedroom layouts





# Floor plans







# **Additional information**

## **Facilities**

Aircondition, Split system Elevator Heating, Underfloor

Landscaped garden Maid's room Outdoor shower

Parking, Uncovered Pool, Private Solar water heater

**Features** 

Balcony Bright Ceramic tiles

Combined kitchen and dining Cul de sac Double glazing

area

Easy access to highway Easy access to main roads En suite shower

Entrance gate Fitted wardrobes Garden

Guest cloakroom Internal stairs Laundry room

Luxury specifications Marble flooring Modern design

Near amenities Near bus route Pool view

Quiet area Walk-in closet Walking distance to beach

### **Distances**

Amenities Airport Sea

1 km → 36 km ≈ 2 km

Public transport Schools Resort

#### Contact us

pavlos@totalviewhomes.com





