

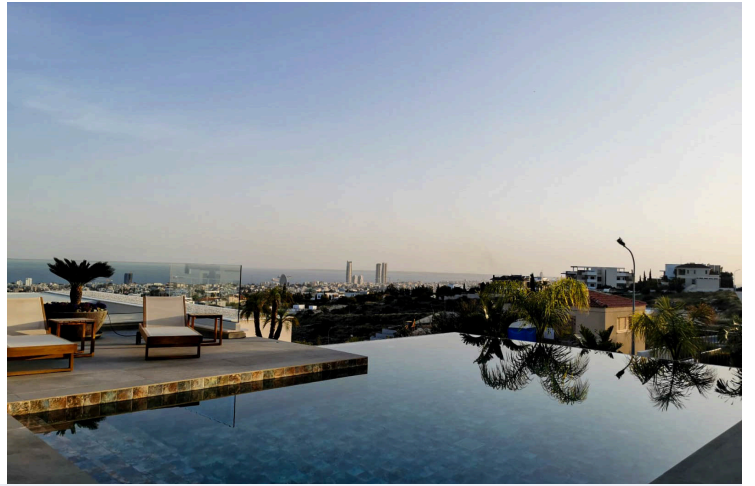
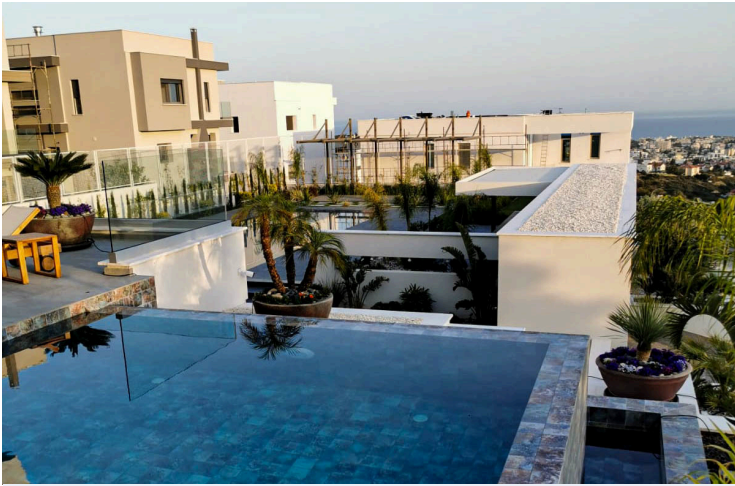
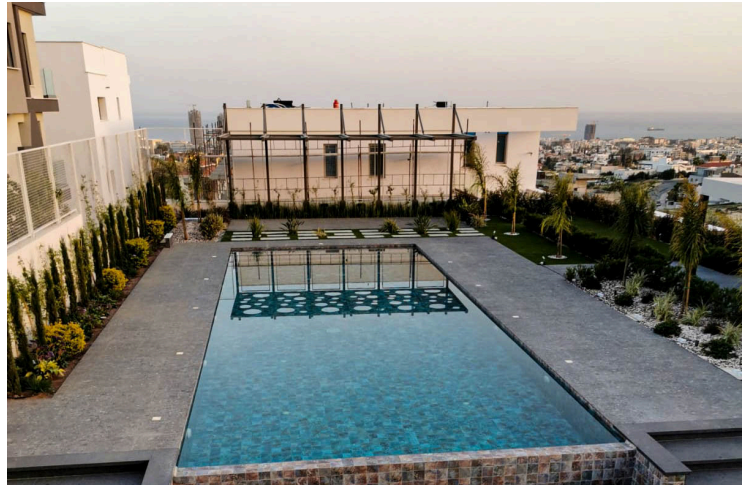
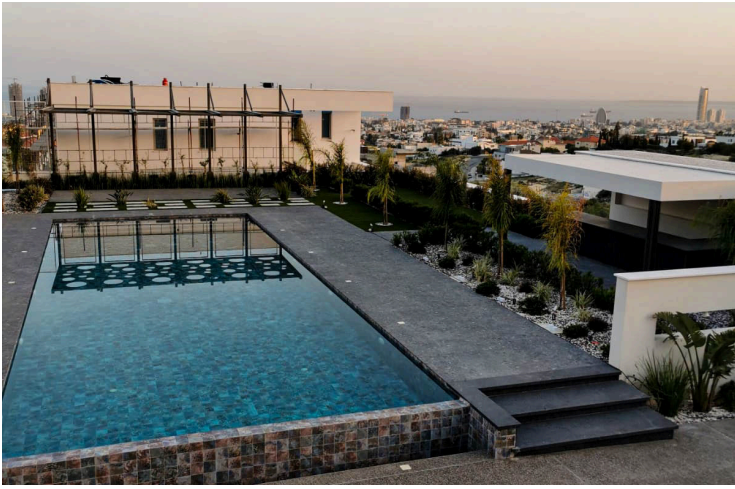
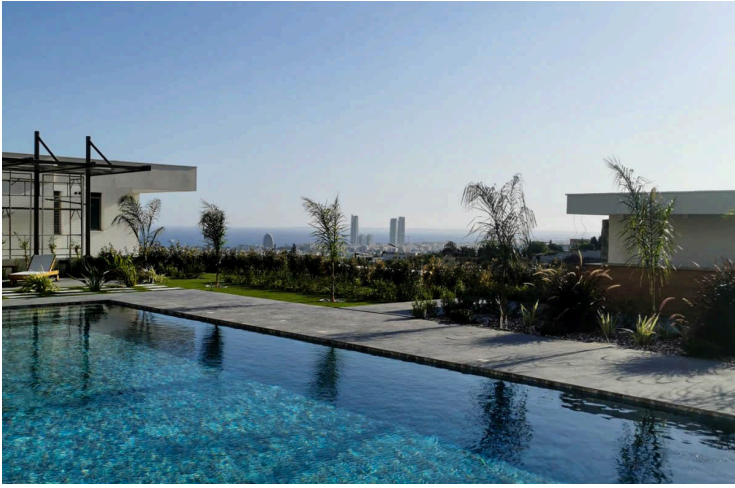
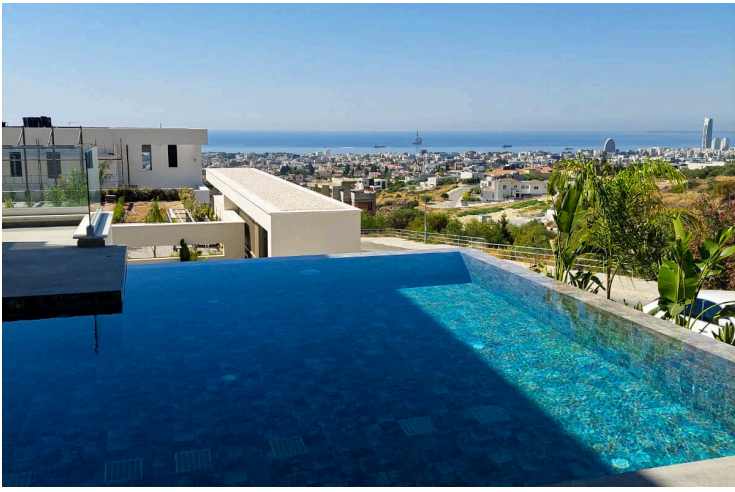
#9226

For Sale: A Smart Villa that features 7 Bedrooms ensuite, and 2 swimming pools in Lively Germasogeia Area

📍 Germasogeia, Limassol

€10,000,000 +VAT





Overview

Specifications

Bedrooms



Covered



Type	House
Plot	1458 m²
Covered veranda	123 m²
Uncovered veranda	41 m²
Basement	230 m²
Covered parking	43 m²

Status	Key ready
Year of construction	2026
Title deed	Yes
Structure	Concrete
Energy efficiency rating	A+

Description

The villa is located in the panorama hill called Paniotis in Limassol with unobstructed sea view and it is five minutes by car towards the beach front. It combines both panorama hill and beach front like walking on a fantastic bridge joining the two environments together.

A Smart Villa that features 7 Bedrooms ensuite, and 2 swimming pools.

VILLA DETAILS

Total Covered Area: 1000 m²

Plot 1.458 m² with optional extra plot 697 m²

Basement level 230 m²

Ground floor 229 m²

Covered veranda 65 m²

Uncovered covered veranda 41 m²

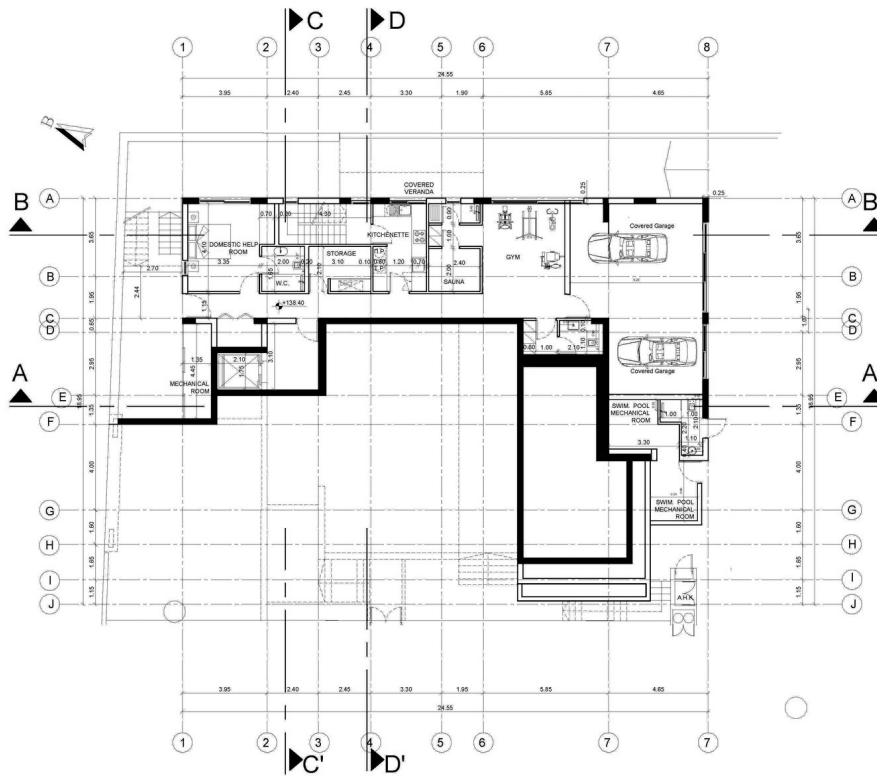
Parking 43 m²

First floor 229 m²

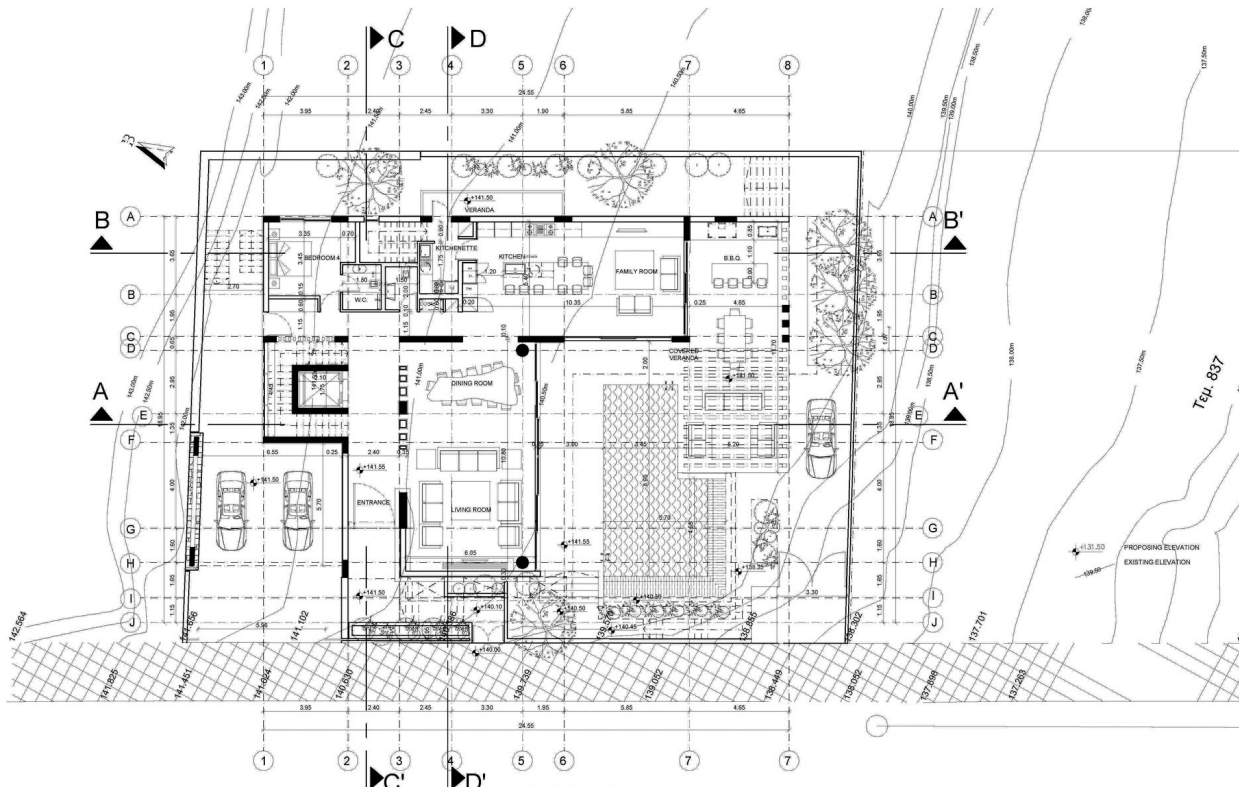
Covered veranda 58 m²



Floor plans



BASEMENT
1:100



GROUND FLOOR
1:100



Additional information

Facilities

Aircondition, Central system

Heating, Central, independent

Outdoor shower

Sauna

Elevator

Indoor pool, Private, heated

Parking, Garage, double

Storage

Gym

Landscaped garden

Pool, Private, overflow



Features

Alarm system	Attic	Balcony
Balcony, back	Balcony, front	Bar
Barbeque	Bath	Bathroom underfloor heating
CCTV	Central TV system	Central sound system
City view	Combined kitchen and dining area	Connected to electric mains
Country view	Double glazing	Easy access to highway
Easy access to main roads	Electric car charger (provision)	Elevated
En suite bathroom	En suite shower	Energy efficient doors/windows
Entrance gate	Entrance gate, automated	Entrance hall
Fireproof entrance doors	Fitted wardrobes	Floor-to-ceiling windows
Fly screens	Garden	Garden, large
Granite countertops	Granite flooring	Guest WC
Guest cloakroom	High ceilings	Internal stairs
Irrigation system	Kitchen appliances	Kitchenette
Marble flooring	Marble stairs	Modern design
Municipal water/sewage	Near amenities	Open plan
Panoramic view	Pipe-in-pipe plumbing system	Pool view
Pressurized water system	Quiet area	Sea view
Separate dining area	Shower	Smart home automation
Sound insulation	Spacious rooms	Suitable for work
Utility room	Veranda	Veranda, back
Veranda, large	Walk-in closet	Wooden flooring

Distances

Amenities

 **2.5 km**

Airport

 **62.8 km**

Sea

 **3.9 km**

Schools


 **3.3 km**



Contact us



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