

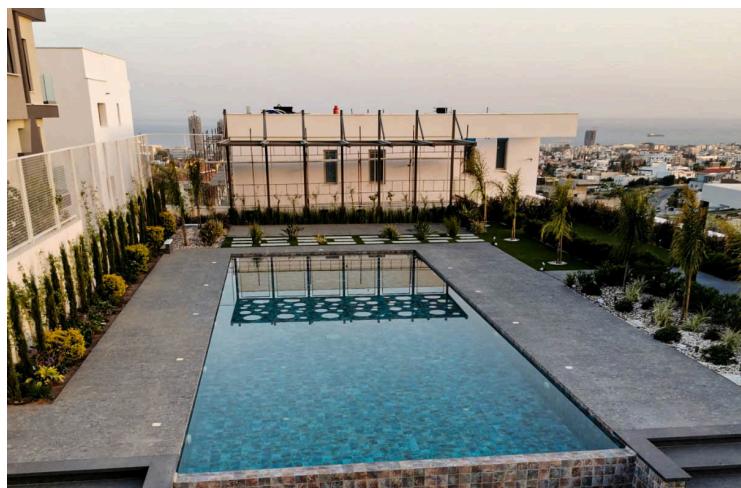
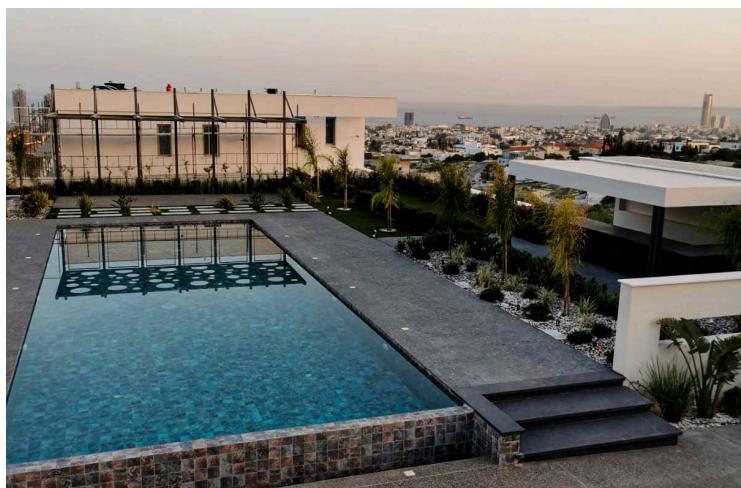
#9226

# 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

 7

Covered

 1000 m<sup>2</sup>

Type

**House**

Plot

**1458 m<sup>2</sup>**

Covered veranda

**123 m<sup>2</sup>**

Uncovered veranda

**41 m<sup>2</sup>**

Basement

**230 m<sup>2</sup>**

Covered parking

**43 m<sup>2</sup>**

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

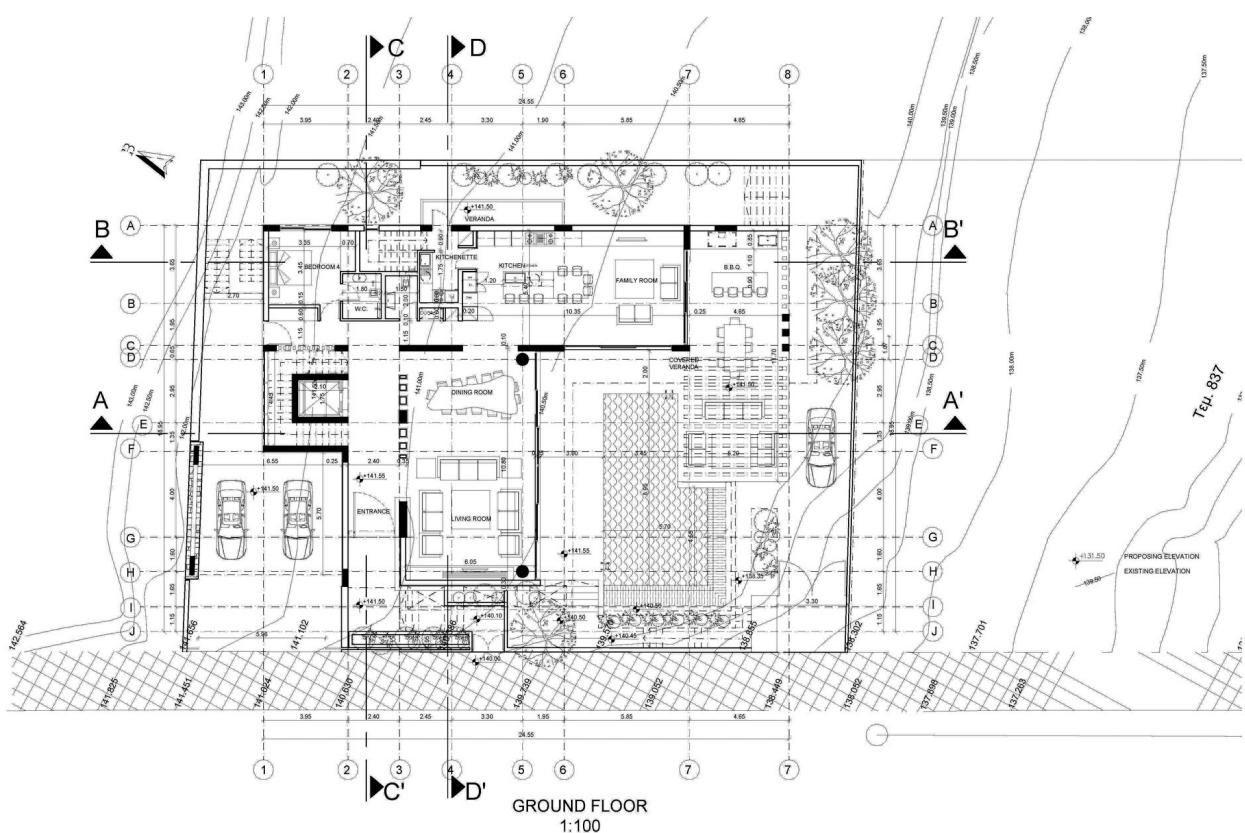
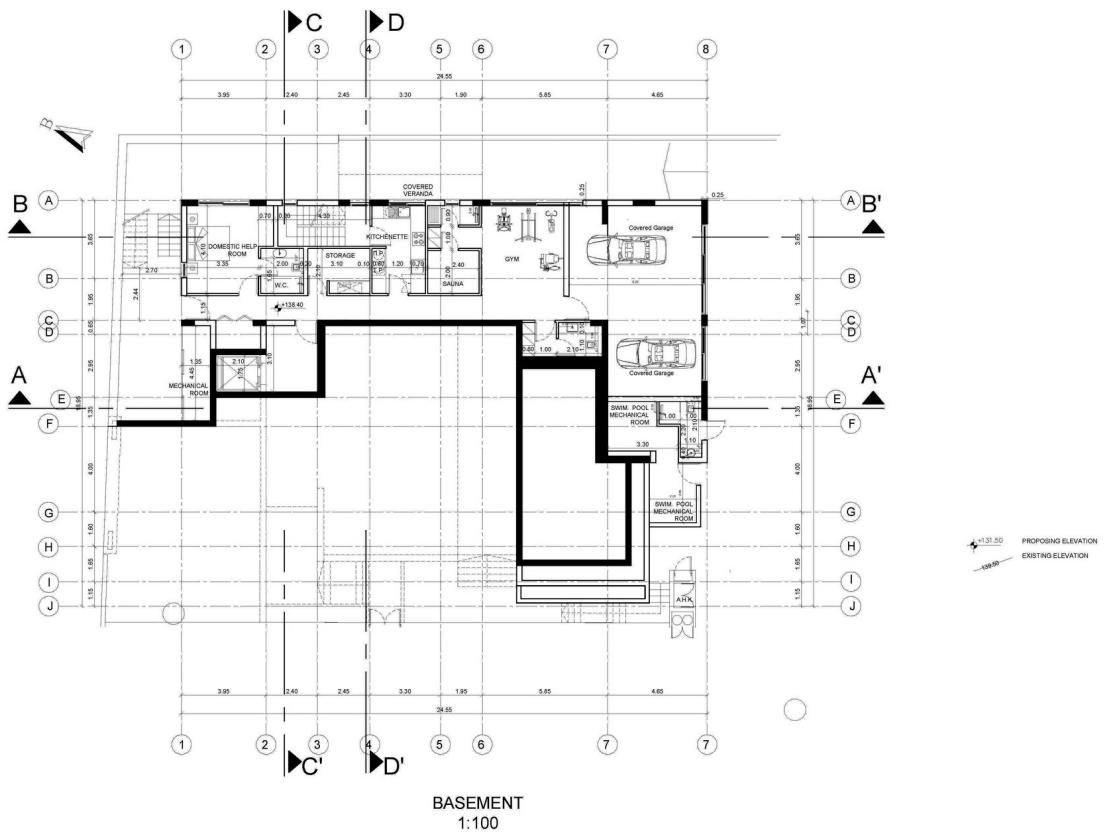
Parking 43 m2

First floor 229 m2

Covered veranda 58 m2



# Floor plans



# Additional information

## Facilities

Aircondition, Central system	Elevator	Gym
Heating, Central, independent	Indoor pool, Private, heated	Landscaped garden
Outdoor shower	Parking, Garage, double	Pool, Private, overflow
Sauna	Storage	



## 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	Airport	Sea
 2.5 km	 62.8 km	 3.9 km
Schools		
 3.3 km		



## Contact us



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