

#9271

# New Villa For Sale In Germasogeia Area

 Germasogeia, Limassol

**€1,450,000** +VAT









# Overview

## Specifications

Bedrooms

 4

Bathrooms

 3

Covered

 252 m<sup>2</sup>

Type **House**

Toilets **1**

Plot **391 m<sup>2</sup>**

Covered veranda **42.4 m<sup>2</sup>**

Status **Off plan**

Energy efficiency rating  **A**

## Description

For sale is a modern villa in the desirable area of Germasogeia, offering a spacious internal area of 252 m<sup>2</sup>. This property is designed with family living in mind, featuring four bedrooms, three bathrooms and 1 guest w/c. Each room is thoughtfully planned to provide maximum comfort and privacy.

The house is built to the highest standards of energy efficiency, rated class A. Enjoy the comfort of underfloor heating throughout the colder months, and large windows that let in plenty of natural light all year round. The layout of the home emphasizes open spaces and modern living, creating the perfect environment for relaxing or entertaining guests.

Germasogeia is known for its peaceful residential character and convenient location. It offers a blend of quiet suburban atmosphere with easy access to amenities such as shops, restaurants, and schools.

\*Location on map is indicative.



# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Solar photovoltaic panels  
(provision)

Heating, Underfloor

Solar water heater

Parking, Garage, double

## Features

Alarm system

Entrance gate, automated

Granite countertops

Laundry room

Smart home automation

CCTV (provision)

Fire detector

Irrigation system

Outdoor kitchen

Thermal insulation

Double glazing

Garden

Kitchenette

Shutters, electric (provision)

Walk-in closet



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