



## 3 Bedroom Stunning Villa - Germasoyia, Limassol



### Agent Info

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### Advertentie details

Vastgoed voor:	Koop
Prijs:	USD 1,114,890.26

### Locatie

Aanbevolen Auto Onderdelen:	Cyprus
Staat/Regio/Pronvincie:	Limassol
Plaats:	Limassol
Geplaatst:	01-04-2025
Omschrijving:	

This wonderful villa is located in Germasoyia, Limassol.

Germasoyia is a vibrant residential area located in Limassol, Cyprus. Known for its ideal location, it offers a peaceful yet convenient setting, with easy access to the beach, shops, restaurants, and local amenities. The area is popular among both locals and expats, offering a mix of modern apartments and traditional houses. Germasoyia is also home to beautiful parks and green spaces, making it an attractive place for families and individuals seeking a balanced lifestyle.



This stunning 3-bedroom villa is part of a brand-new residential development that includes both apartments and villas. The entire project is gated, ensuring privacy and security, and offers excellent communal amenities such as a swimming pool, a playground, and an indoor gym.

Upon entry to the ground floor, you are welcomed by an open-plan living, dining, and kitchen area, designed for modern living. A covered veranda extends from the living area, leading to the private pool—ideal for outdoor relaxation and entertainment. A convenient guest toilet is also located on this level.

Upstairs, the villa features three spacious bedrooms. The master bedroom benefits from its own ensuite bathroom, while the other two bedrooms share a well-appointed bathroom.

Additional features of the villa include air conditioning, photovoltaics for energy efficiency, a full security system, an electric water heater, and a cylinder and pressure system for enhanced comfort and convenience.

#### **Features:**

- AC
- Water pressure system
- Photovoltaics panels
- Entrance doors controlled with video entry phone
- Full installation of security system with motion detection sensors
- Electrically operated control gates for access to the development
- Provision for electric car charge



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## Development Features:

- Communal Outdoor Pool
- Communal indoor Gym
- Communal Children's playground
- Multi purpose sports ground
- Communal Landscaped gardens

### Algemeen

Slaapkamers:	3
Badkamers:	2
Afgewerkte vierkante meter:	146 m <sup>2</sup>

### Building details

Outdoor Amenities:	Pool
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### Lease terms

Date Available:

### Contact information

IMLIX ID:	IX6.762.906
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