

#31458

Six Bedroom Villa in Potamos Germasogeias

📍 Germasogeia Tourist Area, Limassol

€4,450,000





Overview

Specifications

Bedrooms

 6

Bathrooms

 6

Covered

 398 m²

Type	Detached House
Toilets	7
Plot	691 m²
Covered veranda	96 m²

Basement	56 m²
Status	Under construction
Year of construction	2027
Energy efficiency rating	 A

Description

Six Bedroom Villa in Potamos Germasogeias, Limassol, situated in the sought-after Papas area, within a quiet residential neighbourhood and approximately seven minutes' walk from Dasoudi Beach.

Set on a rare corner plot bordered by protected green areas and a pedestrian path, the villa offers exceptional privacy, natural light and a peaceful residential setting, with no high-density development in the immediate surroundings.

The ground floor comprises a spacious open-plan kitchen and sitting area, a large master bedroom with a walk-in wardrobe and en-suite bathroom, a dedicated gym, a guest WC, a laundry/utility area and additional storage. The main living areas open directly onto the landscaped garden and private swimming pool.

The first floor comprises four spacious bedrooms, each with its own en-suite bathroom and direct access to the surrounding outdoor areas. The bedrooms are arranged around a large central living area, with an additional spacious veranda providing a seamless connection between the interiors and outdoors.

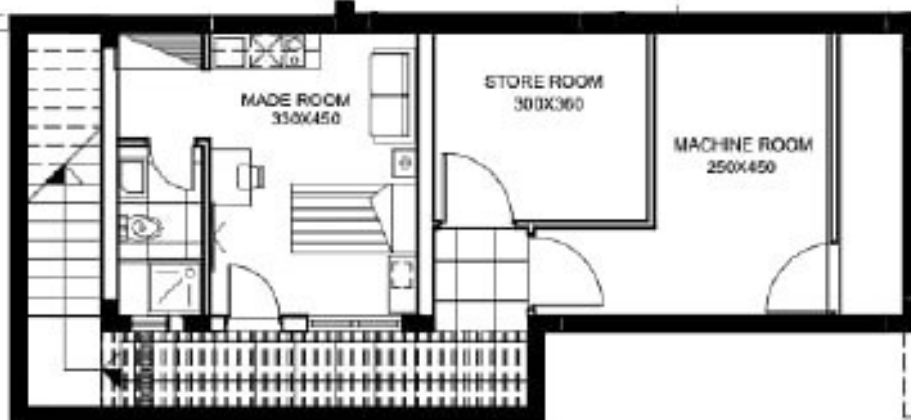
The basement comprises a separate maid room with a private shower bathroom, a spacious storage room and a dedicated machine room housing the property's technical equipment.

The villa also benefits from a private well, rainwater collection system, photovoltaic panels with provision for battery storage and an A+ energy efficiency rating.

Premium interior specifications include an Italian Aster Cucine kitchen, Italian wardrobe systems, Villeroy & Boch sanitary ware, Grohe fittings and Italian porcelain finishes.

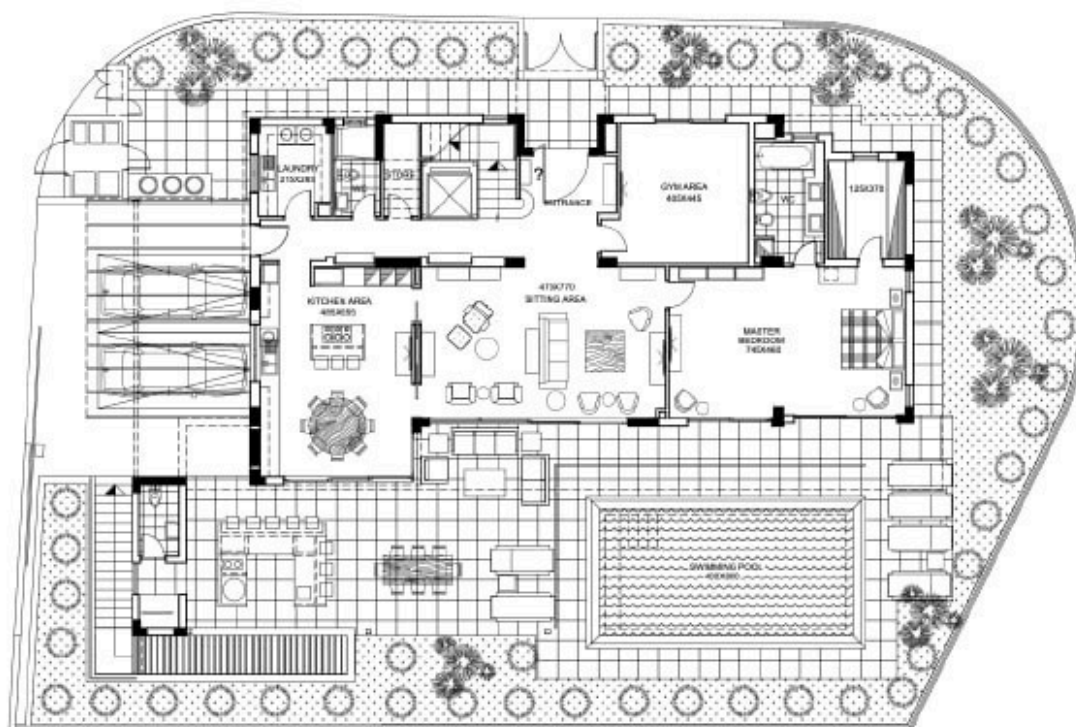


Floor plans



basement

INTERNAL COVERED AREA..... = 56.00 m2
EXTERNAL COVERED VERANDA..... = 10.58 m2



ground floor

INTERNAL COVERED AREA..... = 214.57 m2
EXTERNAL COVERED VERANDA..... = 46.20 m2



Additional information

Facilities

Aircondition, Central system

Heating, Underfloor

Outdoor shower

Solar photovoltaic panels

Elevator

Landscaped garden

Parking, Covered

Solar water heater

Gym

Maid's room

Pool, Private, overflow

Features

Ceramic tiles

Easy access to main roads

Fireproof entrance doors

Ground floor bedroom

High ceilings

Modern design

Near bus route

Pipe-in-pipe plumbing system

Pool view

Separate dining area

Spacious rooms

Walk-in closet

Double glazing

Electric car charger (provision)

Fitted wardrobes

Guestroom

Kitchen island

Municipal water/sewage

Next to green area

Play room

Pressurized water system

Smart home automation

Thermal insulation

Walking distance to beach

Easy access to highway

En suite bathroom

Floor-to-ceiling windows

Heart of city center

Laundry room

Near amenities

Parquet flooring

Pool bar

Quiet area

Sound insulation

Veranda, back

Water softener

Contact us



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