

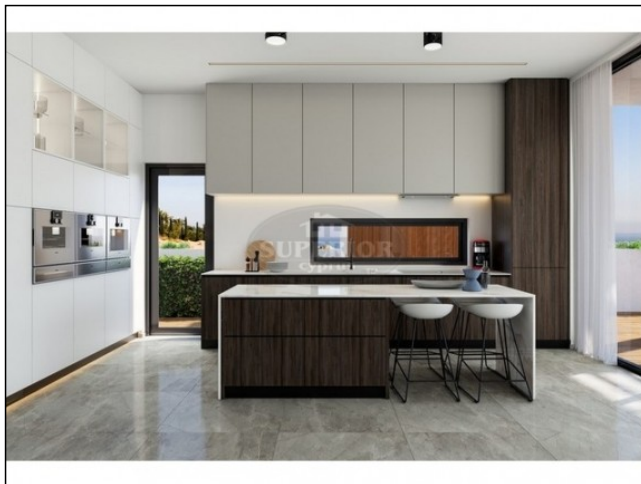
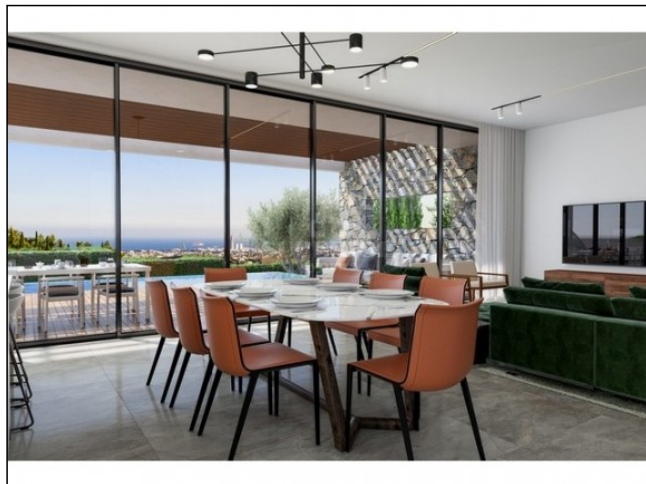


## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol

Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4526



### 3 BDR house for sale in Germasogeia Village

EUR 0

City: Limassol

Area: Germasogeia Village

Type: House

Bedrooms: 3

Bathrooms: 3

Pool: Private

Plot: 358m2

Covered: 210m2

Title deeds: No

Sale type: New

Kitchen: Partly equipped

Furnished: No

Parking: Private Covered

Views: Pool views

\* UNDER CONSTRUCTION \* Germasogeia Village \* 400 meters to the Private English School \* 500 meters to all amenities \* 2 km to national highway \* 6 km to Limassol Marina \* Excellent location \* Exclusive development \* Two-story house \* Ultra-modern exterior \* Plot 358 m2 \* Internal area 176 m2 \* Total Covered area 210 m2 \* Open plan kitchen (Italian) \* Spacious living/dining room \* Guest WC \* Large Covered Veranda 62 m2 \* Sunbeds area \* Landscape garden \* Covered Parking 41 m2 (Garage) \* Master bedroom en-suite (shower) with balcony 34 m2 \* 2 bedrooms with fitted wardrobes (Italian) \* Main bathroom \* Roof Garden 56 m2 \* Thermally insulated walls, roof \* High Energy-efficient Building \* Sanitary fitting (Laufen, Mixers, Grohe) \* Aluminium double glazed windows \* Smart Home elements \* Underfloor Central heating (VRV heat pump) \* Air Conditioning (Mitsubishi or Daikin) \* Telephone/TV/Voice points \* Provision for internet/satellite installation \* Eco-friendly Solar Heater \* SUBJECT TO V.A.T. \*

Limassol, the second-largest city in Cyprus, is a true slice of paradise, a place where residents can indulge in a premium, Mediterranean lifestyle.

The property located in Germasogeia Village, 400 meters from the Private English School, close to amenities (grocery, pharmacy, stores), 2 km to the National highway.

The convenient location allows residents to move freely around Limassol, enjoying the Germasogeia tourist area, featuring five-star hotels and high-end, gourmet restaurants, as well as the city center

Call +357 2531 2728 or email [limassol@cyprus-realestate.net](mailto:limassol@cyprus-realestate.net) for more information

[www.superiorrealestatecyprus.com](http://www.superiorrealestatecyprus.com) (ENG) | [www.superiorkipr.ru](http://www.superiorkipr.ru) (RUS)

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which offers a variety of restaurants, coffee shops, bakeries, and a wealth of amenities, including private and public schools, healthcare facilities, financial institutions, and other businesses.

The house is an exclusive development of luxury living spaces that appear to emerge almost organically from the elevated plain upon which are they set. This 12 series of 12 two-story homes are built close enough together to create a charming little community, yet each home offers an expanse of space to allow for maximum privacy and comfort.

The house comprises a range of two-story residence comprising

Ground Floor - Open plan kitchen (Fitted with granite countertops and high-end Italian hardware, and features well-lit workspaces illuminated by hidden lighting as well as natural light from the large, carefully placed window. All kitchen areas intuitively arrange in a way to ensure ultimate convenience and comfort, making them a stylish, comfortable space where families can congregate for mealtime in a cosy, intimate environment.), spacious living/dining room, guest WC, large covered veranda, private covered parking (garage - stamped concrete), sun deck, pool, landscaped garden, BBQ area; First Floor - Master bedroom en-suite with fitted wardrobes and balcony, 2 bedrooms with fitted wardrobes (High-end Italian - white finish laminate, soft close hinges, soft close runners for drawers, magnetic lock), Main bathroom (Sanitary Fitting: Laugen, Mixers: Grohe, wall linings - high quality Italian or Spanish tiles of large dimension;

Roof Garden with a floor of ceramic tiles (can be used for a BBQ area, sun deck, natural garden, art place).

Also, this house has thermally insulated walls and roof, high energy efficient (energy saving), high-quality aluminium double glazed windows, high ceiling (320cm), central heating (underfloor heating with VRV heat pump - one-ton water and electric heater (200lts)), eco-friendly solar heating, A/C units: Mitsubishi or Daikin units in all area.

The residents will be impressed to enjoy year-round sunrise and sunset.

The property is under construction!

We are very welcome to show you house plans, projects, and brochure.

And as well to see plots and construction.

Great investment NOW, wonderful life after!

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