



## SUPERIOR REAL ESTATE - CYPRUS

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

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

Reference No. LI-4982A



### 5 BDR villa for sale in Germasogeia/Tourist area

EUR 0

City: Limassol

Covered: 400m2

Built year: 2019

Area: Germasogeia/Tourist area

Title deeds: Yes

Delivery date: 08/2019

Type: Villa

Sale type: New

Bedrooms: 5

Kitchen: Fully equipped

Bathrooms: 7

Furnished: No

Pool: Private

Parking: Private Covered

Plot: 580m2

Views: Pool views

\* Brand new luxury villa \* Potamos Germasogeia \* 800m from the sea \* 600m to the highway \* Separate maid's quarter in the basement \* Big roof garden \* 3 floors plus roof garden plus basement \* Covered area 400m2 + 130m2 terrace \* Plot of 580m2 \* Five bedrooms plus office \* 7 bathrooms \* Fully equipped kitchen \* Laundry room \* 5m x 10m heated swimming pool \* Jacuzzi \* BBQ area \* Garden \* Storage room \* Marble floors \* Parquet in the bedrooms \* Price includes VAT \*

Brand new luxury detached villa , just completed, in the sought after area of Potamos Germasogeias. The villa is found in a quiet area of Potamos, only 800m from the sea to the south and 600m from the highway to the north.

This villa oozes luxury from the multipurpose spacious ground floor all through the rest of the house and all the way to the very big roof-garden.

At basement level there is a very big open area that can be utilized in any number of ways, a bedroom that could be the maid's quarters, a full bathroom and a storage room.

At ground level there is a massive living/sitting area, slightly separated we find the spacious dining and sitting area with the fully equipped kitchen, the laundry/2nd kitchen, the office and the guest toilet. Patio doors lead out to the swimming pool, which is mostly covered with decking. The 5m X 10m swimming pool is heated and it also features a Jacuzzi. Here we find the B.B.Q area, the outside bathroom and the garden.

On the first level there are 4 bedrooms, which benefit from their own en-suite bathroom.

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

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Further up you will be welcomed by the large south facing roof garden featuring a small kitchenette and a shower bathroom.

Extra Features:

- Elevator
- Marble flooring and parquet laminate flooring in all the bedrooms
- Under-floor Heating
- Central Air Conditioning system
- Covered parking
- The house borders a green area at the back

The price includes the VAT.

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