

**PRESTIGIOUS 6-BEDROOM LUXURY VILLA  
IN LIMASSOL'S ELITE POTAMOS  
GERMASOGIA**

1 690 000 €

<b>Property Code:</b>	6640	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	540 m <sup>2</sup>
<b>Plot Area:</b>	640 m <sup>2</sup>	<b>Bedrooms:</b>	6+
<b>Bathrooms:</b>	4+	<b>Number of floors:</b>	3
<b>Distance to the sea:</b>	500 m	<b>Distance to airport:</b>	65 km
<b>VAT:</b>	No VAT		

**Property features:**

Basement	Covered Parking	Elevator	Fireplace
Furniture Negotiable	Shutters	Storage	Title Deeds
Uncovered Parking	Air Condition	Parking - Covered	Parking - Uncovered
Telephone Line	Store Room	Fireplace	Solar panels for hot water
Double Glazing	Garage	Garden	Maids Room
Parking	Balcony		

**Description:**

Step into a world of refined living with this magnificent 6-bedroom villa, perfectly situated in one of Limassol's most prestigious neighborhoods. Meticulously maintained over three expansive levels, this exceptional property offers an exquisite blend of luxury, functionality, and modern comforts. The grand entrance, complete with a sizeable front driveway and ample parking, sets the tone for a residence that promises elegance and exclusivity from the very first step.

Inside, the villa boasts a generous internal area of 540 m<sup>2</sup>, where light-filled living spaces and an abundance of high-end finishes create an atmosphere of sophistication. Two expansive living rooms welcome you with wide stairs, an impressive fireplace, and stunning bay windows that frame views of the beautifully landscaped grounds. The home features two fully-equipped kitchens and six spacious bedrooms, each designed to provide the utmost comfort and privacy. With over four state-of-the-art family bathrooms, a private cinema, and dedicated spaces pre-arranged for a sauna and jacuzzi, every detail has been thoughtfully planned for both luxury living and leisure.

Enhancing its versatility, this property includes an elevator, ensuring seamless access across all three floors—a feature that also lends itself well to potential office use. The basement, enriched by natural light through well-placed windows, offers additional flexible space.

Externally, the villa is set on a 640 m<sup>2</sup> plot, featuring a spacious garden adorned with a variety of exquisite plants, creating a serene and captivating outdoor oasis. A garage with space for up to five cars, coupled with covered parking and other modern amenities such as solar panels for hot water, double glazing, and a telephone line, further underscore the property's commitment to luxury and convenience.

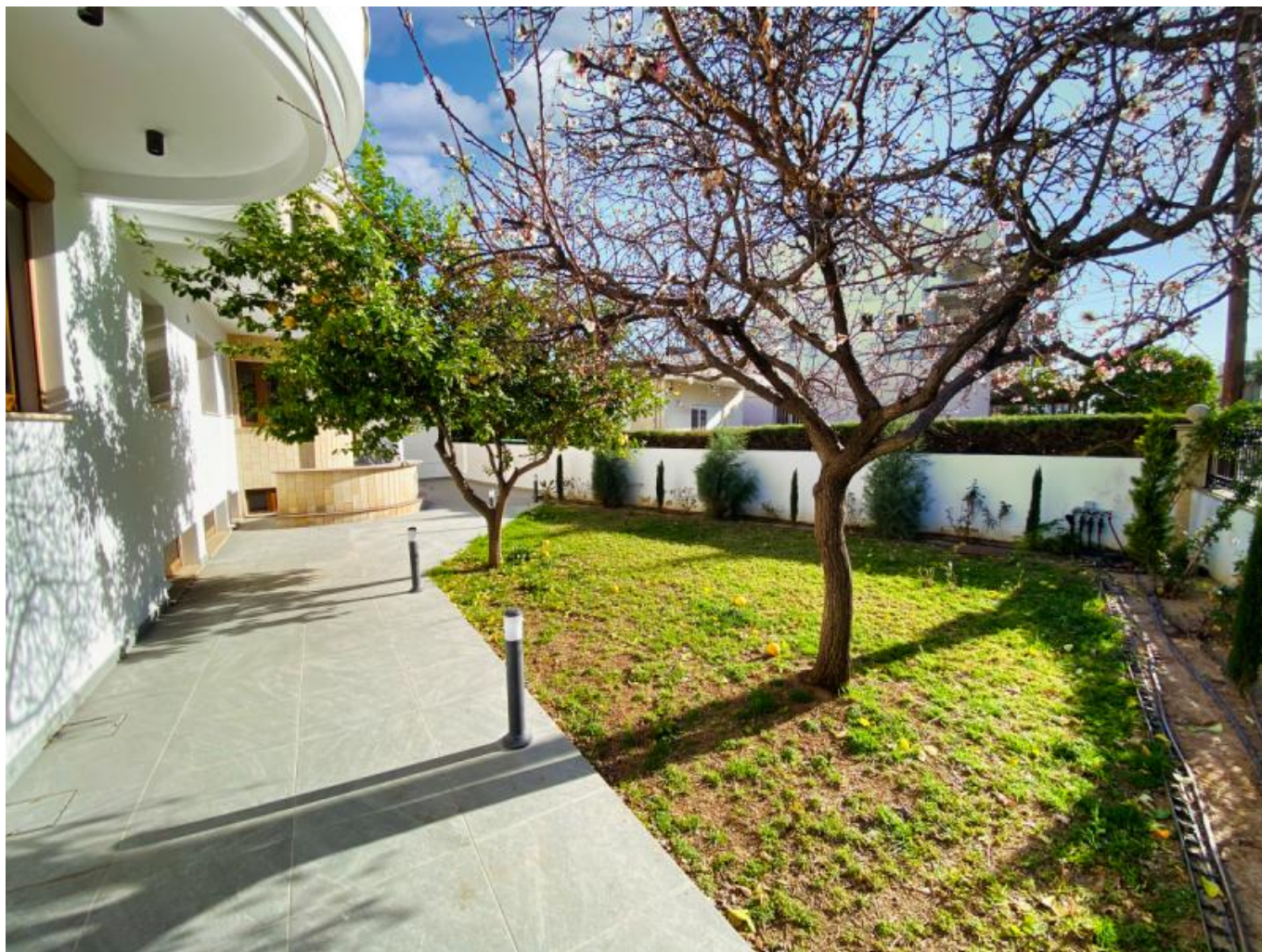
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Located just 500 meters from the beach and with excellent transport links, including proximity to bus routes and a mere 65 km from the airport, this property is perfectly positioned for both tranquil seaside living and effortless connectivity.

**Arrange your viewing today!**

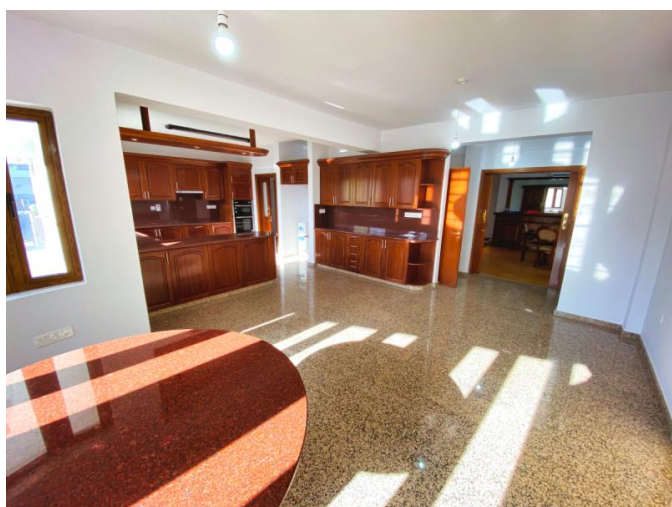




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