

# DETACHED HOUSE IN GERMASOGEIA WITH TITLE DEEDS

€ 874 900

<b>Property Code:</b>	11441	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - GERMASOGIAS	<b>Internal Area:</b>	183 m <sup>2</sup>
<b>Plot Area:</b>	543 m <sup>2</sup>	<b>Bedrooms:</b>	3
<b>Bathrooms:</b>	3	<b>Year of construction:</b>	2007
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale

## Property features:

Detached	Roof Garden	Storage	Air Condition
Parking - Uncovered	Telephone Line	Solar panels for hot water	Double Glazing
Garage	Garden	Oven	Cooker
Extractor Fan	Balcony		

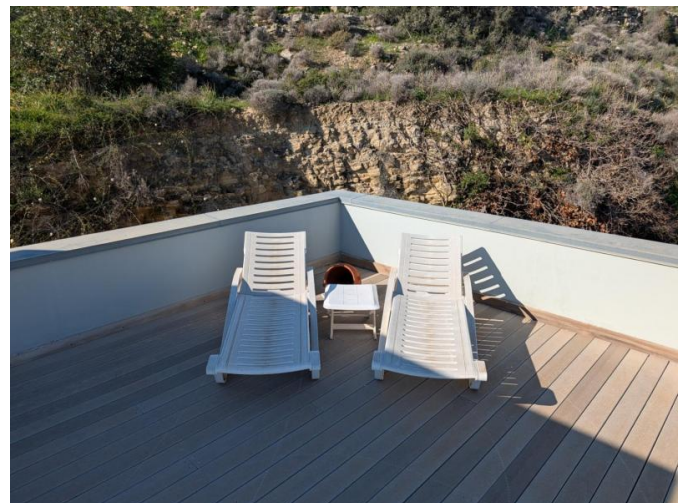
## Description:

Tucked away at the end of a quiet cul-de-sac, this 2007-built detached home is the definition of a "hidden gem." From the moment you arrive, the quality of construction is evident. This isn't just a house; it's a fully detached home designed for the Mediterranean lifestyle. The ground floor invites you into an expansive open-plan space where the kitchen, dining, and living areas flow seamlessly together. For those who love to host, the attached lounge with sliding doors acts as a bridge between indoor comfort and the lush, mature gardens of the private patio. Upstairs, you will find a master suite that truly earns the name "spacious," complete with a walk-in closet and a full ensuite. Whether you are working from the second-floor landing office space or enjoying the panoramic views from the roof deck, the home balances functional family living with effortless style. Every detail, from the brand-new A/C units to the pressurized water system, ensures that your only job upon moving in is to unpack and relax. Key Property Highlights Location & Exterior \* Prime Setting: Situated in Agia Paraskevi, Germasogeia, at the end of a peaceful, no-through cul-de-sac. \* Generous Size: built on a 543 m<sup>2</sup> plot with 183 m<sup>2</sup> covered space. \* Abundant Parking: Rare, secure 2-car garage plus an additional covered off-street space. \* Outdoor Living: Large private garden patio area for entertaining or quiet time, and a roof deck offering views of the surrounding neighborhood. Construction & Efficiency \* Solid: Built in 2007 and maintained to an impeccable standard. \* Climate Control: Highly insulated construction paired with double-glazed windows/doors and brand-new A/C split units throughout for efficient year-round comfort. \* Convenience: Pressurized water system and efficient solar water heater. Interior Layout \* The First Floor: \* Open-plan kitchen/living/dining area. \* Large walk-in pantry for serious home cooks. \* Garden-facing lounge and a guest powder room. \* The Second Floor: \* Master Suite: Includes an enclosed balcony, a walk-in closet, and a full ensuite (bath and shower). \* Functional Space: Large landing area configured with a laundry zone and work/play space. \* Guest/Family Rooms: Two additional bedrooms with generous closet storage and a second bathroom with shower. Conditions of Sale \* Full Title Deeds (free and clear with no mortgage). \* The house is sold unfurnished.

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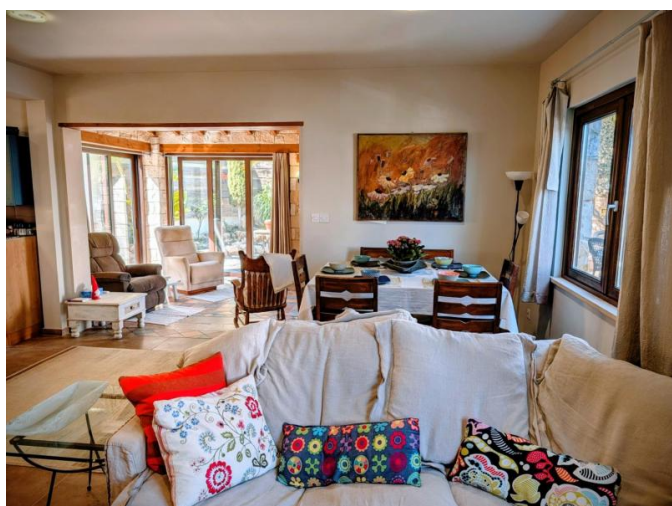
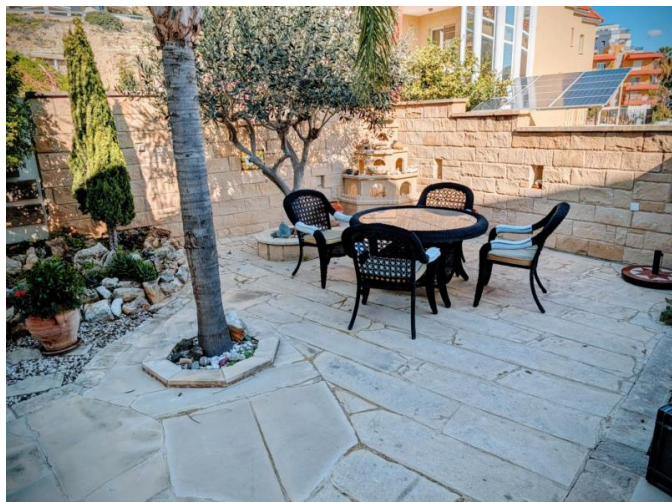
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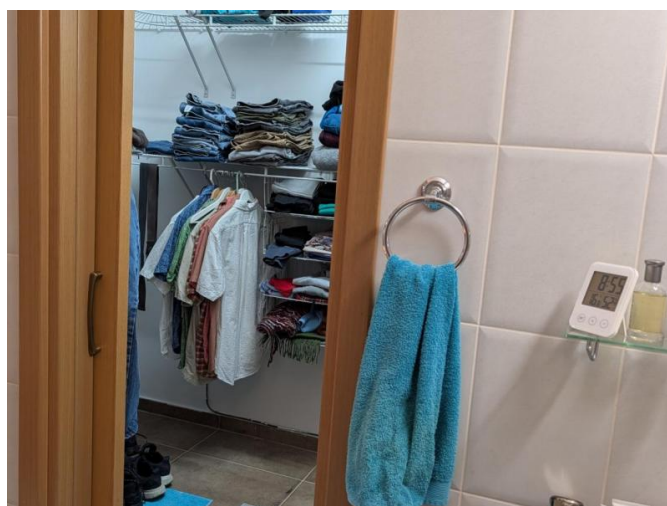
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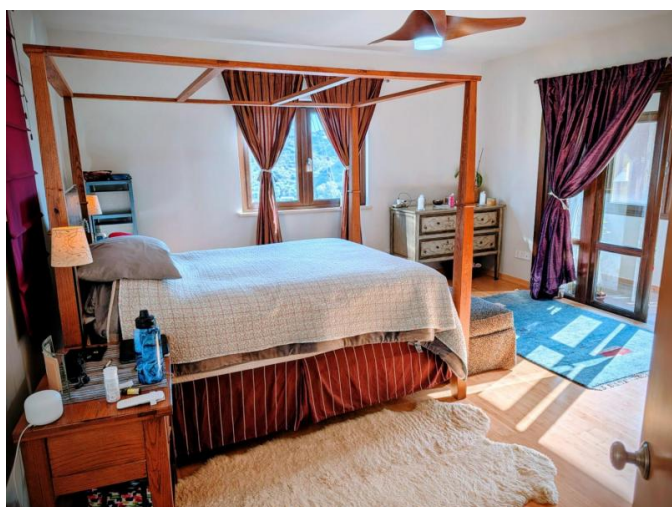
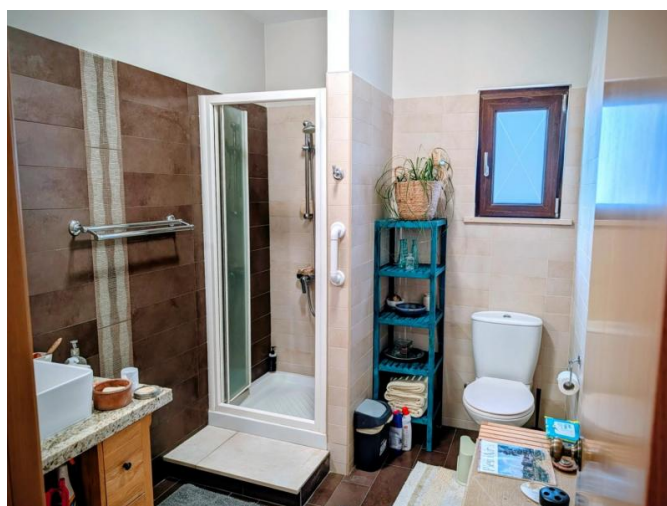
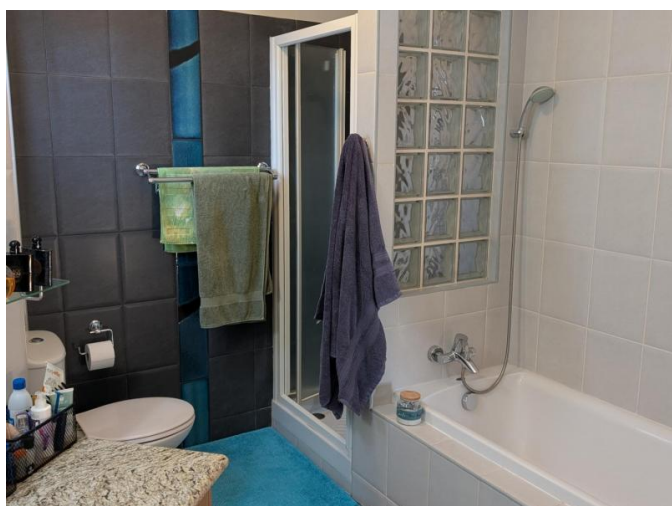
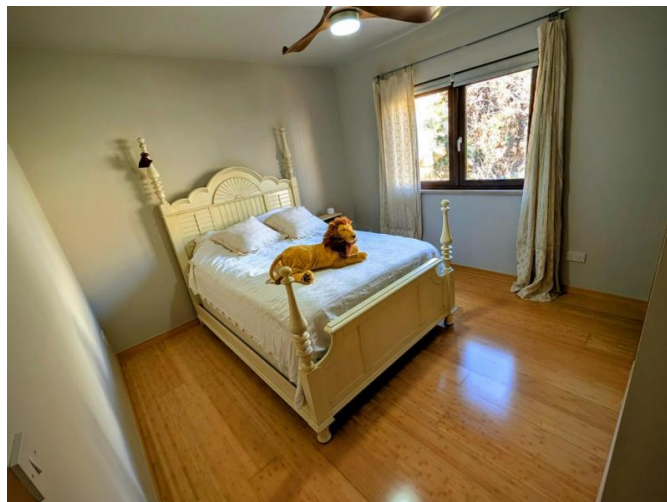
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