

# 3-BEDROOM LUXURY VILLA - A BLEND OF MODERN ELEGANCE AND UNMATCHED COMFORT

575 000 €

<b>Property Code:</b>	1713
<b>Location:</b>	Limassol - GERMASOGIAS
<b>Plot Area:</b>	246 m <sup>2</sup>
<b>Bathrooms:</b>	3
<b>Number of floors:</b>	2
<b>Year of construction:</b>	2024
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	Plus VAT
<b>Covered verandas, m<sup>2</sup>:</b>	8

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	133 m <sup>2</sup>
<b>Bedrooms:</b>	3
<b>Renovation:</b>	Modern
<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	4 km
<b>Status:</b>	Under Construction
<b>Uncovered verandas, m<sup>2</sup>:</b>	58

## Property features:

Barbeque	Central Heating	Covered Parking	Optional Swimming Pool
Provision for Air-conditioning	Roof Garden	Sea View	Under Floor Heating
Heating	Parking - Covered	Parking - Uncovered	Telephone Line
Solar panels for hot water	Double Glazing	Parking	Balcony

## Description:

This 3-bedroom, 3-bathroom villa is meticulously designed to offer maximum space and comfort, with breathtaking views of the city and coastline from every vantage point.

Situated on a 246 sqm plot, the villa offers 133 sqm of internal area, complemented by an 8 sqm covered balcony, a 14 sqm covered garage, a 12 sqm uncovered garage, 58 sqm of uncovered verandas, and a stunning 39 sqm roof garden. This total 194 sqm covered area makes this an impressive and spacious residence that effortlessly marries indoor and outdoor living.

Designed with cutting-edge architecture, the villa's white exteriors, wooden levers, and stone panelling beautifully blend with the natural surroundings and create an ambience of carefree island living. The interiors promise world-class elegance and premium quality. The open-plan kitchen and dining area, fitted with suspended ceilings and high-quality Spanish or Italian tiles, seamlessly flow out onto the front garden and veranda, inviting an abundance of natural light.

This home is built for the future, with a high energy efficiency rating, thermally insulated walls and roofs, and provisions for solar panels. Smart home features, VRV underfloor heating, and air conditioning throughout ensure modern, effortless, and eco-friendly living.

High-end finish Italian kitchens with granite countertops, soft-close drawers, and high-quality

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wardrobes are among the many premium inclusions of the villa. The en-suite master bedroom boasts a spacious walk-in wardrobe, and large windows that frame the breathtaking views of the horizon, making it a tranquil, restful haven.

Embrace an unmatched luxury lifestyle in this idyllic residence that's a short drive away from all city conveniences - including international schools, restaurants, shops, healthcare facilities, the azure coastline, and two superyacht marinas.

Discover where comfort and quality meet. **Seize this opportunity to experience a new perspective on luxury island living!**



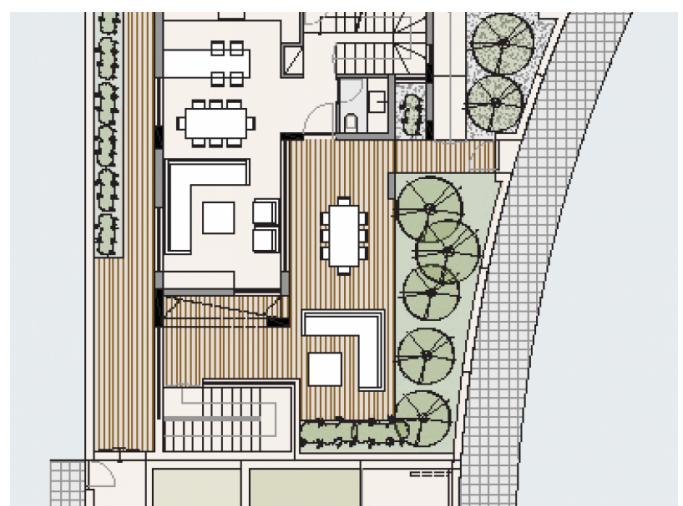
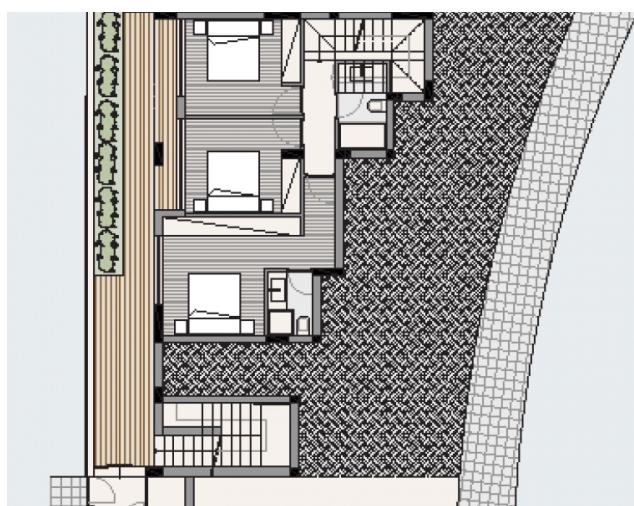
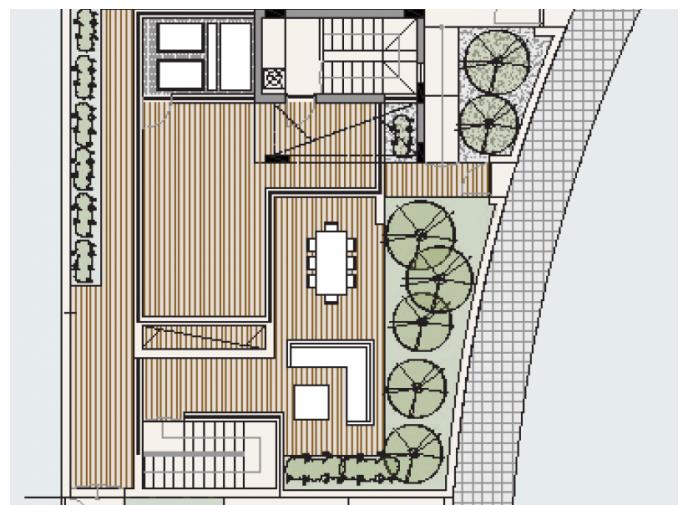
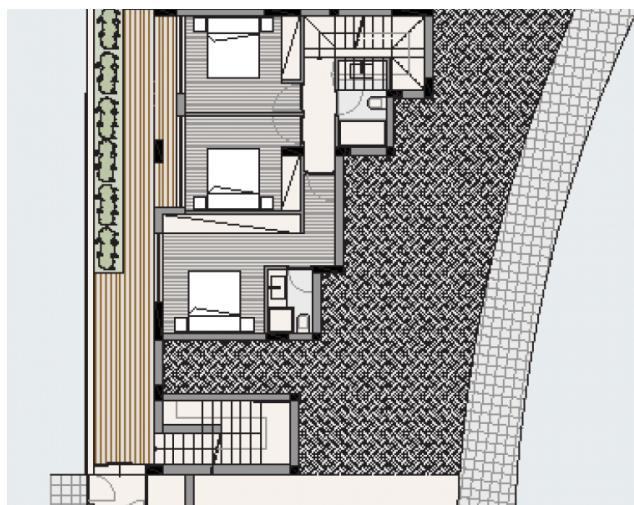
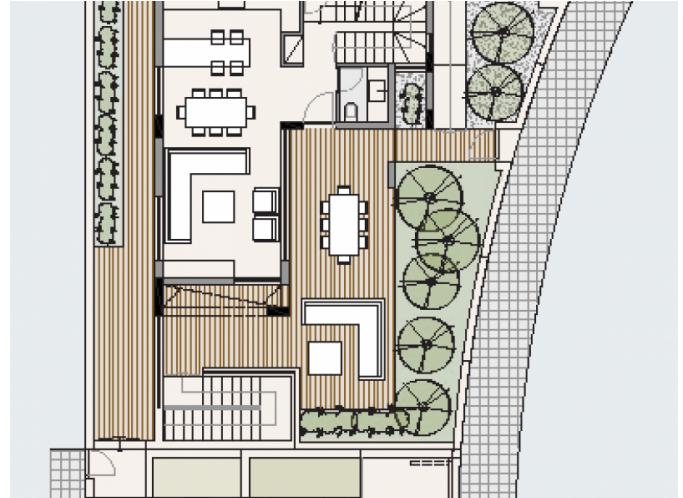
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