

## 3 BEDROOM LUXURY VILLAS IN THE NEW GATED PROJECT FOR SALE IN GERMASOGEIA

€ 1 150 000 — € 1 300 000

|   |                               |                             |                    |
|---|-------------------------------|-----------------------------|--------------------|
| <b>Property Code:</b>                     | 1739                          | <b>Type:</b>                | Sale - House/Villa |
| <b>Location:</b>                          | Limassol - POTAMOS GERMASOGIA | <b>Internal Area:</b>       | 264 m <sup>2</sup> |
| <b>Plot Area:</b>                         | 157 m <sup>2</sup>            | <b>Bedrooms:</b>            | 3                  |
| <b>Bathrooms:</b>                         | 3                             | <b>Renovation:</b>          | Modern             |
| <b>Distance to the sea:</b>               | 350 m                         | <b>Distance to airport:</b> | 60 km              |
| <b>Status:</b>                            | Off Plan                      | <b>VAT:</b>                 | +VAT               |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 46                            |                             |                    |

### Property features:

|             |                |                            |                |
|-------------|----------------|----------------------------|----------------|
| Common Pool | Telephone Line | Solar panels for hot water | Double Glazing |
| Garden      | Maids Room     | Parking                    | Balcony        |

### Description:

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The project consist from 7 villas with the roof gardens and basements and twelve 2 and 3 bedroom apartments with spacious verandas. It is designed for the upper-middle class, mostly for foreigners that seeking to buy a property in a prime locations of Limassol for holidays, for the purpose of getting a Citizenship or for a permanent Residence. The project will include some facilities, that are not so common in similar complexes in Limassol such as:

**Complex specifications:** ♦ Gated project ♦ Security surveillance ♦ Swimming pools for adults and children ♦ Common showers and toilets near the pools ♦ Playground and gazebo

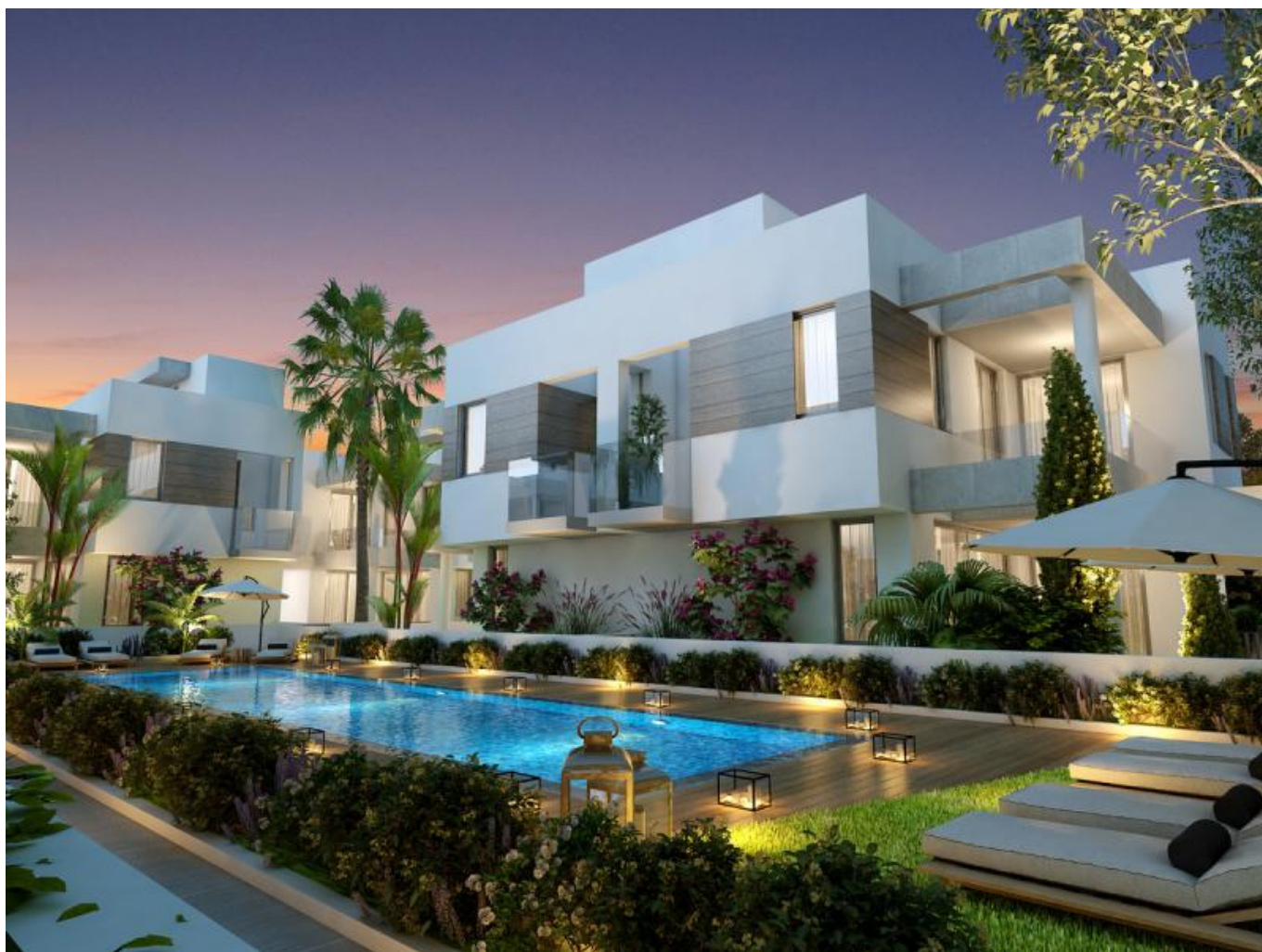
**Villas specifications:** ♦ Sauna and Gym facilities ♦ Safe Doors ♦ Italian designed Kitchens ♦ High Quality Double Glazed windows ♦ High quality sanitary ware ♦ Ergonomic layout design ♦ Roof Garden with Barbecue area ♦ Maid's room (in basement floor) ♦ Landscaped gardens ♦ Energy Performance Class ♦ Covered parking spaces

There are 2 villas available.

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