

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

1 300 000 €

<b>Property Code:</b>	1742	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	284.5 m <sup>2</sup>
<b>Plot Area:</b>	245 m <sup>2</sup>	<b>Distance to the sea:</b>	350 m
<b>Distance to airport:</b>	60 km	<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	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 foregners 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:

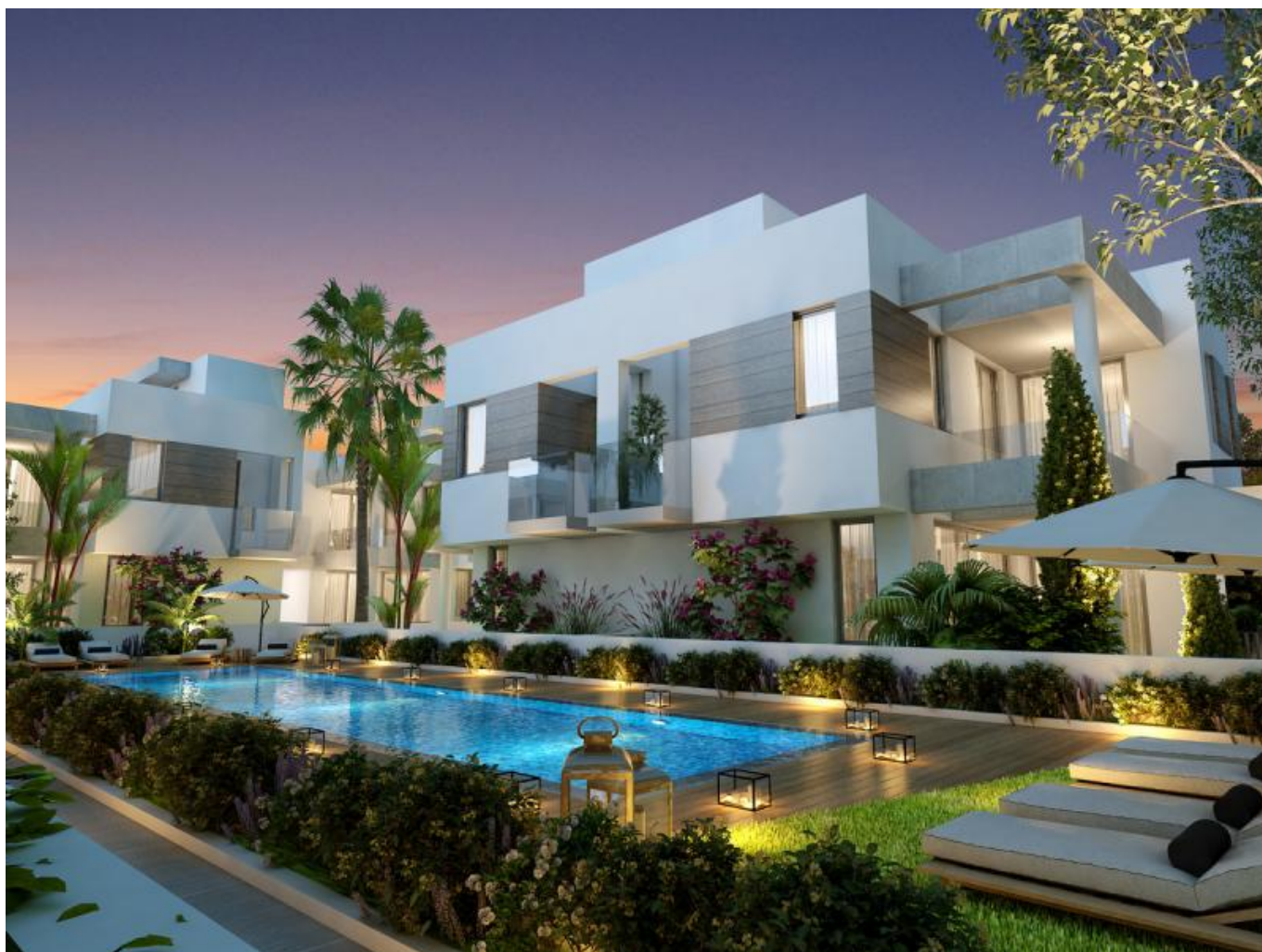
**Complex specifications:** ♦ Gated project ♦ Security surveillance ♦ Swimming pools for adults and children ♦ Common showers and toilets near the pools ♦ Playground and gazebo

**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

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