

# STUNNING 5-BEDROOM LUXURY VILLA IN POTAMOS GERMASOGIA - EMBRACE MEDITERRANEAN ELEGANCE...

1 100 000 €

<b>Property Code:</b>	6162
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Plot Area:</b>	400 m <sup>2</sup>
<b>Bathrooms:</b>	4+
<b>Number of floors:</b>	3
<b>Distance to the sea:</b>	400 m
<b>Status:</b>	Resale
<b>Uncovered verandas, m<sup>2</sup>:</b>	36

<b>Type:</b>	Sale - House/Villa
<b>Internal Area:</b>	206 m <sup>2</sup>
<b>Bedrooms:</b>	5
<b>Renovation:</b>	Modern
<b>Heating:</b>	Gas Central heating
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	No VAT
<b>Covered verandas, m<sup>2</sup>:</b>	18

## Property features:

Air Conditioning	Barbeque	Covered Parking	Furnished
Pergola	Swimming Pool	Title Deeds	Uncovered Parking
Unfurnished	Heating	Air Condition	Parking - Covered
Parking - Uncovered	Telephone Line	Alarm	Furnished
VRV central ceiling system	Private Pool	Laundry room	Solar panels for hot water
Double Glazing	Garden	Maids Room	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

## Description:

Immerse yourself in the ultimate Cyprus lifestyle with this luxurious 5-bedroom villa in the area of Potamos Germasogia. Spanning over 200 m<sup>2</sup> of interior living space and set within a generous 400 m<sup>2</sup> plot, this captivating property offers a perfect blend of elegance and tranquillity synonymous with Mediterranean living.

Positioned a mere 400 metres from the sparkling turquoise sea, this villa is both secluded in a serene neighbourhood and convenient to city life. Supermarkets LIDL and METRO, a plethora of exquisite restaurants, quaint cafes, and the bustling K-Cineplex cinema are just a quick 5-minute stroll or a 2-minute drive away.

Fully furnished, this villa showcases an invitingly spacious kitchen with ample storage, a dining area housing an entrancing working aquarium, a ground-floor guest toilet, and an expansive, carpeted living room. With the added security of a comprehensive alarm system fortified with multiple cameras, rest assured your new home is safe and secure.

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The upper floor comprises four ample bedrooms, two luxurious bathrooms with generously sized bathtubs, a laundry room, and an abundance of storage space with multiple closets. Two balconies offer sweeping vistas of the beautiful surrounding landscape. The villa is equipped with central gas heating, ensuring a snug and warm ambience during cooler months.

The outdoor area is nothing short of enchanting with a large, coverable saltwater swimming pool, a barbecue area complete with a stone oven, and a covered sitting area with a retractable roof. A charming garden, flourishing with a variety of fruit trees, adds to the allure, while a tall living fence provides the utmost privacy. The villa also features covered parking for two vehicles, offering protection for your cars.

Other notable amenities include solar panels for hot water, double glazing, and modern kitchen appliances such as an oven, washing machine, dishwasher, microwave, cooker, and extractor fan, ensuring the perfect mix of practicality and comfort.

The basement level provides the flexibility of a guest bedroom, maid's quarters, or a playroom.

**Experience the epitome of Cyprus living with this stunning villa. Viewings are a must - contact us today to schedule your appointment and take advantage of this exceptional opportunity to embrace the Mediterranean lifestyle of your dreams!**



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