



EXCLUSIVE  
PROPERTIES

## Exclusive Properties

107, V Georgiou A', Belmar Complex D, Apt.

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## House-Villa in Germasogeia LIM02031

صربق, لوساميل, Germasogeia

This villa is situated on the hill of Paniotis overlooking the town of Limassol and its sea stretching from Agios Tychonas to cape Akrotiri and the salt lake. With only three minutes drive away from the commercial town centre and seven minutes drive from the seaside road and the beach and direct access to the town's motorway it is considered to have the best location one could ever imagine. The basement area is in the same level with the garden, the size is 160 sq.m and consists of indoor pool (10mX4m) with facilities of WC, shower etc, play room accommodating a billiards table, wine cellar, laundry room, maids room. The ground floor (190 sq.m) is the living area of the house designed in an open planned set up featuring a home aquarium, a three sided modern fire place and dining area with 2 kitchens. The upper floor (165m2) comprises four spacious bedrooms with the one lobby interconnecting them. The master bedroom has a walk-in wardrobe and a spacious bathroom with Jacuzzi, shower and WC. The other three bedrooms are served by the floor's bathroom and WC. This upper floor has two massive verandas with magnificent view to the sea and town. Other features of the villa include solar panels, satellite dishes, a provision for photo-voltaic panels installation, the A/C is centrally operating throughout the three levels of the house, a central under-floor heating is operating throughout the three levels of the house (gas based), alarm system, eight CCTV cameras with a possible extension to sixteen units, home cinema in the living area with projector/speakers, central music system in living areas including the indoor swimming pool and the garden, provision for extended smart home system, diesel generator for backup in case of power failure, covered garage for two vehicles.

## ليصافت اليف - لزنم

120 :هواطغم ريغ هفرش | 125 :هواطغم هفرش | 515 :هواطغم قطانم | 4 :ضيحارم | 4 :فرغلا

862 :هقطنملا

تنرتنا | هئفدت | لمالكالب زهجم خبطم | يزكرم ءاوه فيكت | نوكلب \_ هفرش | ءاوه فيكت

رحبلال لطي | لبلال لطي | صاخ هحابس مامح | ةقيدح | يطغم بأرم - جارك

# رغسل

عيب ال رفس:

2400000€

## تامس

ماع

3: تايفضراً | 4: صيفجارملا | 4: فرغلا | عيب هداغا: علاجالا

| 515: هاطغم قطانم | 862: لكاللا هقطنملا |

| 120: هاطغم ريغ هفرش | 125: هاطغم هفرش

معن: لكاللا تادنس

## تازيمل

يلخادلا

| أفدملا | جودزم جاجز | يزكرم ءاوه فيكت | ةبقارم تازيماك | نوكلب\_هفرش | ءاوه فيكت | راذنإ ماطن

| شذب دوزم فويضلل صاحرم | فويضلل صاحرم | لمكالل زهجم خبطم | ثاثأب دوزم - ةشورفم

| تامداخلل ةفرغ | لفسغلا ةفرغ | هيبشخ تايفضراً | يزوكاج | تنرتنا | هئفدت | ةلزنملا امنيسلا ماطن

| بتكم هفرغ | لصفنم خبطم | راذنإ ماطن | باعلا ةفرغ | حوتفم خبطم | وفون هتوص ةمظناً | ةفماخرة يضراً

فيفيكت ماطن VRV | تايفضراللا تحت هئفدت ماطن | يكذلا لزنملا ماطن | ةخاسلا هايملل ةيسمشللا حاولألا

جراخل

صاخ هجابسمامح | يرلا ماطن | ةقيجح | يطغم بأرم - جارك | ءانف

هلالطا

رحبلا يلعلطي | لبحلا يلعللالطا | هنيدملا يلعلطي

# Images

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