



**EXCLUSIVE  
PROPERTIES**

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## House- Villa In Germasogeia (close to the beach) LIM00662

Potamos Germasogias, Germasogeia, Limassol, Cyprus

Three bedroom house located in a gated complex in Potamos Germasogeia (opposite Profitis Elias church), 300 m from the beach and walking distance to all amenities. The plot is 392 sq. m, total covered area is 173 sq. m + 44 sq. m uncovered veranda. It consists of two floors: on the ground floor there is modern fully equipped separate kitchen (with wine cooler) connected with dining area, separate living area guest toilet and open veranda. On the first floor there are three bedrooms (master bedroom en-suite), family bathroom and uncovered balcony. It is fully furnished and equipped, with heat insulation, air condition units, electric underfloor heating, parquet in bedrooms, double glazed windows with soundproofing, solar panels for hot water, installed projector with home cinema and photovoltaics for generating its' own electricity. Outside there is a covered parking, storage space, covered veranda and garden. The complex has a common swimming pool and guest parking.

Common expenses and garden maintenance are not included in the price.

Available from June 2021.

### House-Villa Details

Bedrooms: 3 | Bathrooms: 2 | Distance to Sea: < 0.5km | Covered Area (sq.m): 173 sq. m |

Uncovered Veranda (sq.m): 44 sq. m | V.A.T: Not Applied | Common Expenses: Not included | Plot Area (sq.m): 392

| Energy Efficiency: Category B

Air Condition | Balcony | Garden | Covered Parking | Fully Fitted Kitchen

# Price

## Attributes

### General

V.A.T: Not Applied | Common Expenses: Not included |

Condition: Resale | Delivery Status: Completed |

Bedrooms: 3 | Bathrooms: 2 | En-Suite Bathrooms: 1 |

Plot Area (sq.m): 392 | Covered Area (sq.m): 173 sq. m |

Uncovered Veranda (sq.m): 44 sq. m |

Distance to Sea: < 0.5km | Energy Efficiency: Category B

## Features

### Exterior

Courtyard | Common Swimming Pool | Detached | Covered Parking | Garden | Irrigation System

### Interior

Air Condition | Balcony | Double Glazed Windows | Entrance Hall | Electric Gates | Furnished | Fully Fitted Kitchen

| Guest Wc | Parquet Floor | Separate Kitchen | Storage Room | Solar Electricity | Under Floor Heating (electrical)

| Water Pressure System | Wifi

### Views

Road Access | South Site Directions | Pool View

# Images

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