



**EXCLUSIVE  
PROPERTIES**

**Exclusive Properties**

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## **House-Villa in Potamos Germasogia, Opposite Dassoudi**

LIM06436

Potamos Germasogias, Germasogeia, Limassol, Cyprus

This beautiful 5 + 1 Bedroom villa is located just few minutes away from one of the beautiful beaches of Limassol and the Dassoudi Eucalyptus park, pairing proximity both to the beach and all necessary city amenities.

A key-ready villa with high quality finishes in a classic European style which features a spacious hallway, dressing room, living room and dining room, office space, a guest WC, as well as a separate kitchen accessed directly from the covered garage. Initially built in 2010, the property was fully renovated in 2020. Additional features include protective electric shutters on windows, fully insulated walls and roof, alarm system, internet, satellite tv, home theater, central heating with diesel and solar panels.

On the first floor we can find 4 bedrooms with 2 en-suite showers and a main bathroom, with the master bedroom also featuring a walk-in wardrobe. There is also a basement with a separate kitchen, shower room, extra bedroom, and a laundry room

Outside there is an electric entry gate to the plot, a covered garage for one car, and an additional open space parking area. The property's beautifully landscaped garden features a large pool, with a cozy furnished gazebo with TV provisions, all secured by electric shutters. Tall trees around the perimeter of the plot also give much needed privacy.

Definitely a great opportunity for those, seeking luxurious privacy in close proximity to everyday city life and touristic amenities, for a reasonable value.

Should you like to arrange viewing or an online video tour - please, contact our sales department.

## House-Villa Details

Bedrooms: 6 | Bathrooms: 5 | Distance to Sea: < 0.5km | Total area (sq.m): 400 sq.m | V.A.T: Not Applied |

Plot Area (sq.m): 593

Covered Parking | Garden | Gated Entrance | Private Swimming Pool | Uncovered Parking | Air Condition |

Balcony | Fully Fitted Kitchen | Heating | Swimming Pool | Sound Insulation | Thermal Insulation |

Built in Cabinets | Internet

## Price

Sale price:

2700000€

## Attributes

### General

V.A.T: Not Applied | Condition: Renovated |

Delivery Status: Completed | Bedrooms: 6 | Bathrooms: 5

| En-Suite Bathrooms: 3 | Floors: 3 |

Plot Area (sq.m): 593 | Total area (sq.m): 400 sq.m |

Distance to Sea: < 0.5km | Year Build: 2010 |

Title Deeds: Yes

# Features

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## Exterior

Barbeque | Courtyard | Detached | Covered Parking | Garage | Garden | Gated Entrance | Irrigation System | Private Swimming Pool | Satellite | Uncovered Parking

## Interior

Alarm System | Attic | Air Condition | Balcony | Basement | Built in Cabinets | Central Heating | Double Glazed Windows | Emergency Exit | Entrance Hall | Electric Gates | Fireplace | Furnished | Fully Fitted Kitchen | Granite Floor | Guest Room | Guest Wc | Home Cinema | Heating | Internet | Laminate Floor | Laundry Room | Maids Room | Mosquito Nets | Marble Floor | Pergola | Relaxation Area | Security System | Separate Kitchen | Study / Office | Storage Room | Solar Panels For Hot Water | Swimming Pool | Shutters (electric) | Water Pressure System | Wifi

## Views

City View | Garden View | Road Access | Village View | Pool View

## Construction

Brick Walls | Concrete Skeleton | Earthquake Resistant | Insulation Walls | Marble Floor | Sound Insulation | Thermal Insulation

# Images

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