



EXCLUSIVE
PROPERTIES

Exclusive Properties

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

31, 4048 Limassol Cyprus

+357 25 737473

sales@cyexclusive.eu

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 :ضيجارم | 4 :فرغلا

862 :ةلكلا هقطنملا

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

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

رغسل

عيب ال رفس:

2400000€

تامس

ماع

3: تايفضراً | 4: صيچارملا | 4: فرغلا | عيب هداغا: لالجال

| 515: هاطغم قطانم | 862: لكالل هقطنملا |

| 120: هاطغم ريغ هفرش | 125: هاطغم هفرش

معن: لكالل تادنس

تازيمل

لخالل

| أفدملا | جودزم جاجز | يزكرم ءاوه فيكت | عبقارم تازيماك | نوكلل_هفرش | ءاوه فيكت | راذنلماطن

| شذب دوزم فويضلل صاحرم | فويضلل صاحرم | لكالل زهجم خبطم | ثاأب دوزم - ءشورفم

| تامداخلل ءفرغ | لئسغلا ءفرغ | هيبشخ تايفضراً | يزوكاج | تنرتنا | ءئفدت | ءلزنملا امنئسلماطن

| بلكم هفرغ | لصفنم خبطم | راذنلماطن | باعلا ءفرغ | حوتفم خبطم | وفون هتوص ءمظناً | ءيماخه ءيفضراً

فئفكت ماطن VRV | تايفضراللا تحت ءئفدت ماطن | لكذلا لزنملا ماطن | ءخاسلا هايملل ءيسمشلا حاولال

جراخل

صاخ هجابسمامح | يرلا ماطن | ءقيدج | ليطغم بأرم - جارك | ءانف

هلالطا

رحبلا لعل لطي | لبالل لعل هلالطا | هنئدملا لعل لطي

Images





