



**VIVO**  
REALTY



## UNDER CONSTRUCTION 5 BEDROOM VILLA IN POTAMOS GERMASOGEIAS

 **Limassol, Potamos Germasogeias**

**15177058**





<b>Price</b>	€2,100,000	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	5	<b>Bathrooms</b>	2
<b>Covered</b>	320 m <sup>2</sup>	<b>Covered veranda</b>	24 m <sup>2</sup>
<b>Uncovered veranda</b>	31 m <sup>2</sup>	<b>Covered parking</b>	43 m <sup>2</sup>
<b>Plot</b>	452 m <sup>2</sup>	<b>Year of Construction</b>	2021
<b>Title deed</b>	Yes	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	A	<b>Area</b>	Limassol, Potamos Germasogeias

## Description

This five bedroom modern house is situated in a prime location of Potamos Germasogeias Limassol near Papas supermarket, close to many amenities and is within walking distance to the beachfront.

The house is fully Air conditioned and will have underfloor heating throughout. There will also be Solar Panels installed on the roof of 7.5KVA for low electricity consumption. The house will be fully automated with Crestron Home Automation System and will also have Multi room Audio and Video.

Ground Floor - There is a large Italian Kitchen with an island that seats 6 and leads out to the BBQ veranda. There is a spacious open plan living and dining Area with bioethanol fireplace and guest bathroom.

Basement Level – The basement has a Washer/Dryer room, one bedroom and one bathroom. It has a big gym/playroom area and a home cinema room.

First Floor – Has 4 large Bedrooms with fitted wardrobes and 1 main bathroom, the master bedroom with en-suite bathroom with double sinks and also a large luxurious walk in wardrobe.

Garage of 43m<sup>2</sup> and double parking. Provision for swimming pool 3x6.

The project is now under construction and will be completed around August 2022.



### Steve Stylianou

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## Facilities

Aircondition, Central system

Heating, Underfloor

Storage

Solar photovoltaic panels