



VIVO
REALTY



MODERN LAKE VILLA WITH TRADITIONAL TOUCHES AVAILABLE FOR SALE

 [Limassol, Akrounta](#)

60177301



Price	€2,500,000	Type	House
Bedrooms	4	Covered	370 m ²
Plot	8696 m ²	Year of Construction	2020
Title deed	Yes	Status	Resale
Area	Limassol, Akrounta		

Description

Unique lake villa available for sale!!!

Situated in a rural location of Limassol Akrounta , only being a 7 minutes drive from Germasogia roundabout ,while all necessary amenities being close by ,

The villa is completely private, with very peaceful surroundings , complementing mountain views and the best view of the Germasogia dam.

A plot area of 8,696 with landscaped gardens and 75 mature trees with traditional stone retaining walls built all around , (mini football or tennis court can be included)

Large 55 sqm2 pool with barbecue area and a outdoor shower, A separate kiosk area with fantastic views (Water drilling with automatic garden watering has been installed)

There are two private electric gates as an entrance to the house, The first entrance takes you directly to the garage (60 sqm) where there is a covered parking space for 3 cars and a second private entrance which leads you the landscape garden

There is an extra studio room with kitchen and bathroom which can be used as a maids quarter / office area or a small quest house

Indoors

The Villa is surrounded with high thermal aluminium windows where views are enjoyed throughout all living areas, making it very bright with natural light, high quality furniture and appliances have been installed,

Open plan living area with fireplace,

Three bedrooms with one master bedroom (frontal view of your garden & Germasogia dam)

(Note that one bedroom is a duplex room with a staircase so can be considered 2 rooms)

- Security alarm system and cameras all around the property
- VRV air conditioning system
- 5 separate storage rooms.
- Fencing and retaining walls with stone and exterior high tech lights.

Central heating gas system all over the house (bedrooms, kitchen, living room, bathrooms).

Property sq :

Main ground floor area : 202 sq

Covered Verandas : 56 sq (provisions to extend and close the verandas and connect it to the main house)

Separate Studio : 50 sq

An important note is that the view of the villa will never be blocked as the plot below of the house is in a green zone



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Facilities

Aircondition, Central system
Parking, Garage, double
Storage
Landscaped garden
Outdoor shower
Solar photovoltaic panels

Heating, Central
Pool, Private
Pergola
Maid's room
Solar water heater

Features

Water well
Central TV system
Combined kitchen and dining area
High ceilings
Cul de sac
Balcony, front
Fitted wardrobes
Entrance gate, automated
Fly screens
Pressurized water system
Bright
Open plan
Bar
Kitchenette
Alarm system
Double glazing
Quiet Area
CCTV
En suite Shower
Modern design
Lake view
Barbeque
Laundry room

Shower
Thermal insulation
Spacious rooms
Connected to electric mains
Balcony, back
Balcony
Utility room
Courtyard
Garden, large
Investment opportunity
Irrigation system
Ceramic tiles
Mountain view
24-hour security
Laminate flooring
Guest WC
Marble flooring
En suite Bathroom
Luxury specifications
Country view
Indoor Fireplace
Guestroom
Kitchen appliances