

64186352

# CONTEMPORARY URBAN THREE BEDROOM VILLA IN KALOGIROI GERMASOGEIA

 Kalogiroi, Limassol

**€645,000** +VAT





# Overview

## Specifications

Bedrooms

 3

Bathrooms

 3

Covered

 124 m<sup>2</sup>

|                   |                          |
|-------------------|--------------------------|
| Type              | <b>Detached Villa</b>    |
| Showers           | <b>2</b>                 |
| Toilets           | <b>3</b>                 |
| Plot              | <b>255 m<sup>2</sup></b> |
| Covered veranda   | <b>22 m<sup>2</sup></b>  |
| Uncovered veranda | <b>19 m<sup>2</sup></b>  |

|                          |                                                                                               |
|--------------------------|-----------------------------------------------------------------------------------------------|
| Status                   | <b>Under construction</b>                                                                     |
| Year of construction     | <b>2026</b>                                                                                   |
| Furnished                | <b>Unfurnished</b>                                                                            |
| Structure                | <b>Concrete</b>                                                                               |
| Facade                   | <b>Concrete</b>                                                                               |
| Energy efficiency rating |  <b>A+</b> |

## Description

Combining sleek contemporary architecture with exceptional efficiency, this modern detached villa in Germasogeia presents a wonderful opportunity to secure an energy-efficient A+ home scheduled for completion in July 2028. Offering 124 m2 of thoughtfully designed internal space, this residence is tailored for effortless year-round comfort and refined everyday living.

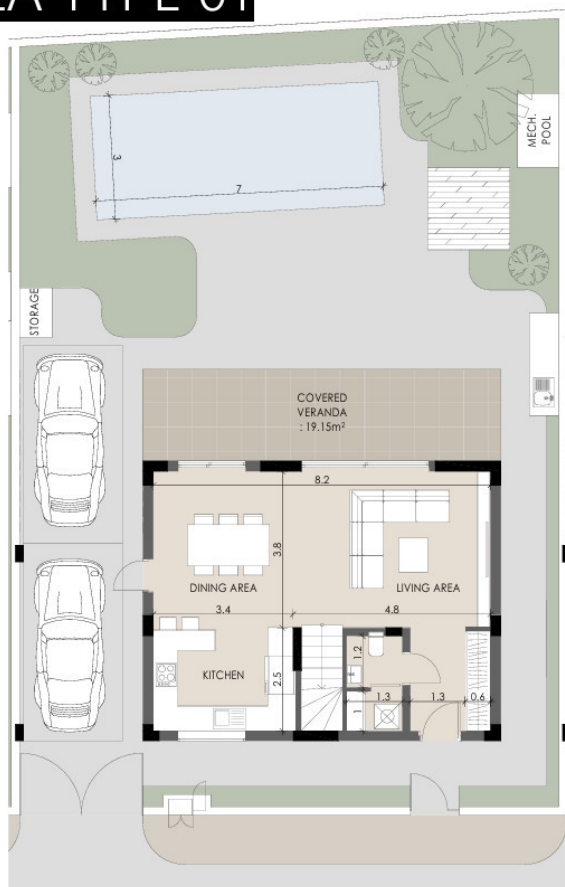
Step inside to discover a bright and airy layout featuring three well-proportioned bedrooms and three sleek bathrooms, creating an ideal balance of privacy and shared family areas. Premium climate control is integrated throughout, courtesy of a central VRV system and comprehensive underfloor heating that ensures total comfort across all seasons. Delivered unfurnished, the interior provides an inspiring blank canvas ready to be styled to your personal taste.

Situated in a desirable residential setting in Kalogiroi Germasogeia, just 17 minutes walk to beautiful beaches, the location combines a peaceful neighborhood feel with exceptional convenience. Enjoy prompt access to the highway for effortless commuting, while keeping neighborhood amenities comfortably close at hand. Perfect for families or professionals seeking modern refinement in a thriving location, this home offers an enviable lifestyle. Reach out to Vivo Realty today to learn more about this exciting new build.

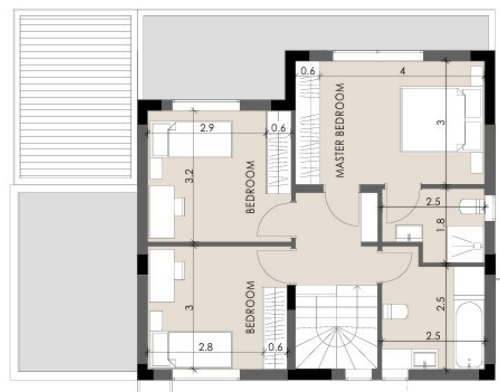


# Floor plans

## VILLA TYPE 01



|                  |        |
|------------------|--------|
| INDOOR AREA      | 124.41 |
| COVERED VERANDAS | 19.10  |
| TOTAL AREA       | 143.51 |



# Additional information

## Facilities

Aircondition, Central system

Parking, Covered

Solar water heater

Heating, Underfloor

Pool, Optional

Landscaped garden

Solar photovoltaic panels

## Features

Balcony

Below market value

Door screen

Easy access to main roads

Entrance gate

Floor-to-ceiling windows

Internal stairs

Modern design

Openings in opposite sides

Rental potential

Smart home automation  
(provision)

Veranda

Bath

Bright

Double glazing

En suite shower

Fireproof entrance doors

Garden

Investment opportunity

Near amenities

Pressurized water system

Separate dining area

Thermal insulation

Veranda, back

Bathroom underfloor heating

CCTV (provision)

Easy access to highway

Energy efficient doors/windows

Fitted wardrobes

Guest WC

Laminate flooring

Near bus route

Quiet area

Shower

Triple glazing

Walking distance to beach

## Distances

Amenities



300 m

Sea



700 m

Public transport



300 m

Schools



1 km



## Contact us



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