VIVO
REALTY

64186367

CONTEMPORARY URBAN THREE BEDROOM VILLA IN KALOGIROI GERMASOGEIA

Kalogiroi, Limassol

€780,000 +VAT












VIVO
REALTY

Overview

Specifications

Bedrooms	Bathrooms	Covered
3	3	127 m²

Type	**Detached Villa**	Status	**Under construction**
Showers	**2**	Year of construction	**2026**
Toilets	**3**	Furnished	**Unfurnished**
Plot	**243 m²**	Structure	**Concrete**
Covered veranda	**22 m²**	Facade	**Concrete**
Uncovered veranda	**22 m²**	Energy efficiency rating	**A+**

Description

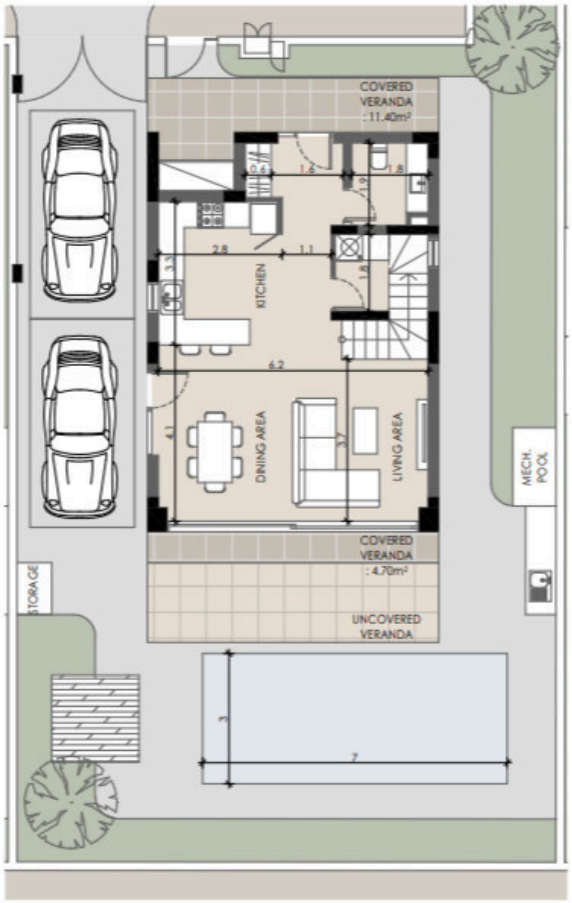
Combining sleek contemporary architecture with exceptional efficiency, this modern detached villa in Germasogeia presents a wonderful opportunity to secure an energy-efficient A+ home scheduled for completion in July 2028. Offering 127 m2 of thoughtfully designed internal space, this residence is tailored 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.

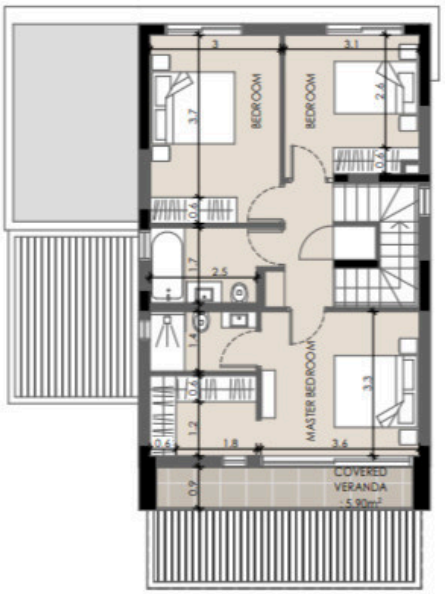
Situated in a desirable residential setting in Kalogiroi Germasogeia, just 17 minutes walk to beautiful beaches, the location combines a peaceful neighborhood feel with exceptional convenience. Enjoy prompt access to the highway for effortless commuting, while keeping neighborhood amenities comfortably 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 02



INDOOR AREA	127.28
COVERED VERANDAS	22.00
TOTAL AREA	149.28



Additional information

Facilities

Aircondition, Central system
Heating, Underfloor
Landscaped garden
Parking, Covered
Pool, Optional
Solar photovoltaic panels
Solar water heater
Storage

Features

Balcony
Bath
Bathroom underfloor heating
Below market value
Bright
CCTV (provision)
Door screen
Double glazing
Easy access to highway
Easy access to main roads
En suite shower
Energy efficient doors/windows
Entrance gate
Fireproof entrance doors
Fitted wardrobes
Floor-to-ceiling windows
Garden
Guest WC
Internal stairs
Investment opportunity
Laminate flooring
Modern design
Near amenities
Near bus route
Openings in opposite sides
Pressurized water system
Quiet area
Rental potential
Separate dining area
Shower
Smart home automation (provision)
Thermal insulation
Triple glazing
Veranda
Veranda, back
Walking distance to beach

Distances

Amenities
300 m

Sea
700 m

Public transport
300 m

Schools
1 km

Contact us



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