



**VIVO**  
REALTY

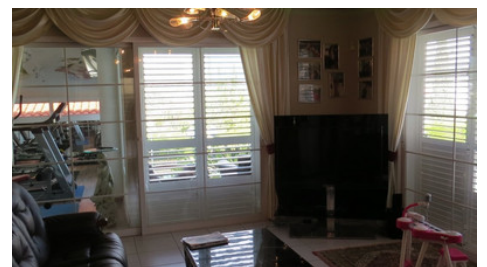
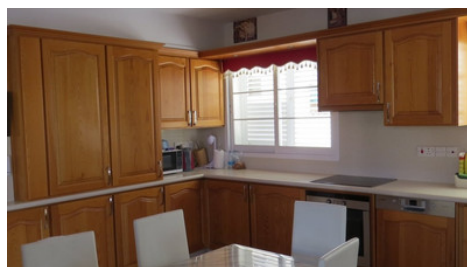
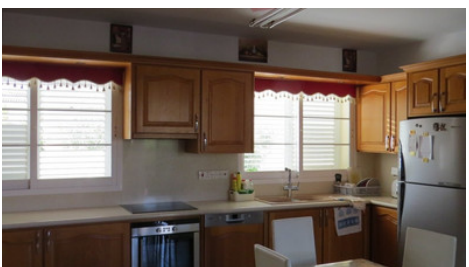
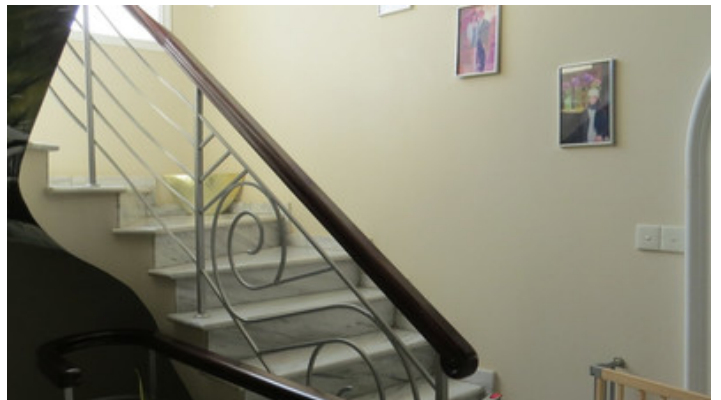
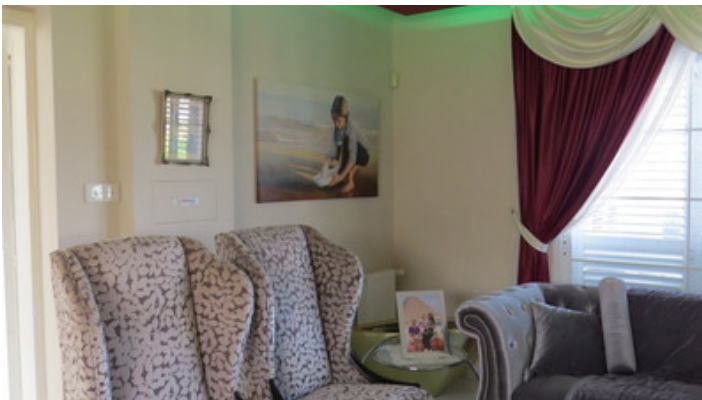
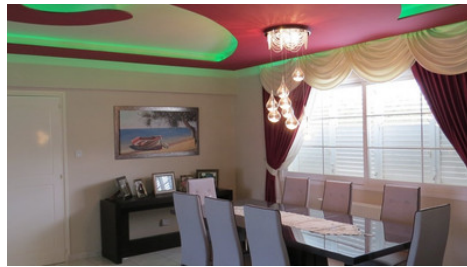
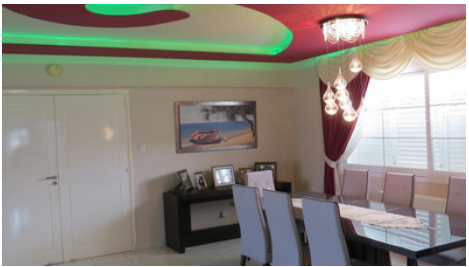
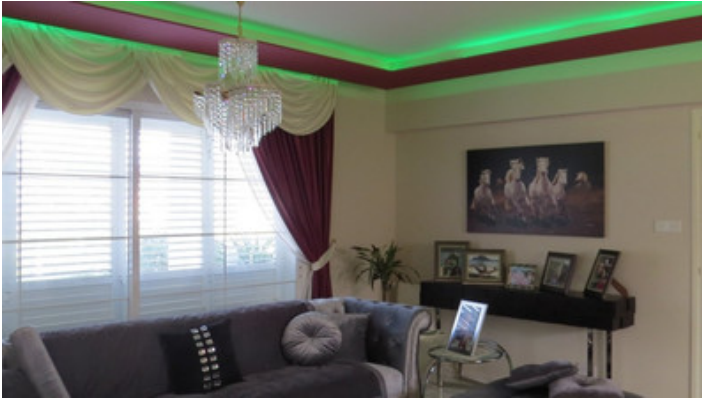


## **MAGESTIC GREEK INSPIRED VILLA IN KALOGYROUS AREA- P. GERMASOYIAS**

 [Limassol, Kalogiroi](#)

**8174065**





|                                 |                    |                  |                     |
|---------------------------------|--------------------|------------------|---------------------|
| <b>Rent</b>                     | €12,000 /month     | <b>Type</b>      | House               |
| <b>Bedrooms</b>                 | 6                  | <b>Bathrooms</b> | 7                   |
| <b>Covered</b>                  | 450 m <sup>2</sup> | <b>Plot</b>      | 1000 m <sup>2</sup> |
| <b>Energy efficiency rating</b> | B+                 | <b>Area</b>      | Limassol, Kalogiroi |

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## Description

Nestled in the picturesque Kalogyrous area of Potamos Germasoyias, this magnificent villa stands as a testament to timeless Greek architecture. With its grand proportions and exquisite details, this residence offers the perfect blend of luxury, comfort, and classical elegance.

### Ground Floor

- A striking double-fronted entry welcomes you into a spacious hall, setting the tone for the grandeur that awaits.
- The hall opens to a generously sized lounge and dining area, perfect for both intimate gatherings and lavish entertainment.
- A thoughtfully designed guest room with built-in wardrobe
- En-suite bedroom for ultimate privacy
- Convenient guest water closet
- **\*\*Kitchen\*\***: A separate, spacious fitted kitchen caters to all your culinary needs.
- Well-equipped gym room for fitness enthusiasts
- Practical utility area
- Cozy family sitting area
- The family area extends to a large veranda, offering breathtaking views of the surrounding landscape.
- A spacious patio features a built-in BBQ and bar area, perfect for al fresco dining and entertaining.
- Easy access to a mature garden and inviting swimming pool area.

### Upper Level

- Four expansive bedrooms, each with its own en-suite facilities (shower and bathroom), provide luxurious private retreats.

### Basement

- Comfortable maid's room with a private kitchen
- **\*\*Entertainment\*\***: Pool table for leisurely enjoyment
- **\*\*Additional Amenities\*\***:
- Extra guest water closet
- Ample storage room

### Additional Features

- Central heating throughout
- Air conditioning units for year-round comfort
- Abundant covered and uncovered parking spaces

This villa harmoniously combines the grandeur of ancient Greek architecture with modern comforts, offering an

unparalleled living experience in one of Cyprus's most sought-after locations.



**Sofia Geralis**

Property Consultant

✉ [sgerali@vivorealty.com.cy](mailto:sgerali@vivorealty.com.cy)

☎ (+357) 99408353

## Facilities

Aircondition, Split system  
Parking, Garage, double  
Childrens playground  
Landscaped garden  
Outdoor shower  
Solar photovoltaic panels

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

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## Features

Shower  
Easy access to main roads  
Connected to electric mains  
Openings in opposite sides  
Guest cloakroom  
Entrance gate  
Garden, large  
Internal stairs  
Irrigation system  
Alarm system  
Guest WC  
Veranda  
Marble flooring  
En suite Bathroom  
Luxury specifications  
Internet  
Office  
Kitchen appliances

Central TV system  
Spacious rooms  
Municipal water/sewage  
Fitted wardrobes  
Garbage disposal  
Garden  
Pressurized water system  
City view  
Bar  
Double glazing  
Veranda, front  
Quiet Area  
CCTV  
En suite Shower  
Country view  
Barbeque  
Laundry room