

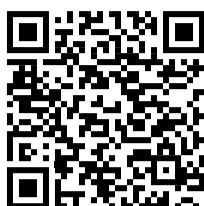
**VIVO**  
REALTY

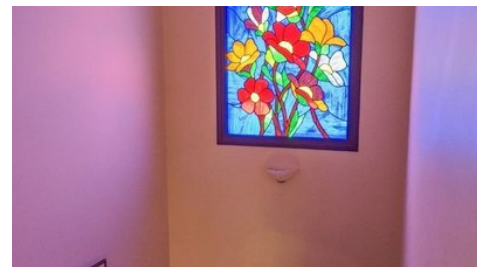
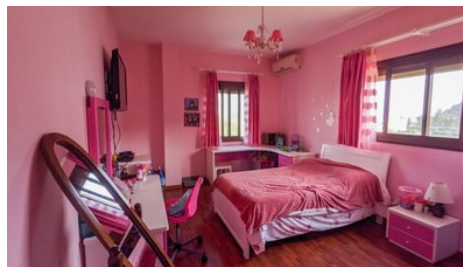


## RESALE 4 BEDROOM PLUS OFFICE SPACE VILLA WITH POOL IN GERMASOYIA.

📍 Limassol, Germasogeia

8178432





<b>Price</b>	€900,000	<b>Type</b>	Detached Villa
<b>Bedrooms</b>	4	<b>Bathrooms</b>	3
<b>Covered</b>	296 m <sup>2</sup>	<b>Basement</b>	14 m <sup>2</sup>
<b>Covered veranda</b>	46 m <sup>2</sup>	<b>Uncovered veranda</b>	35 m <sup>2</sup>
<b>Plot</b>	551 m <sup>2</sup>	<b>Year of Construction</b>	2009
<b>Status</b>	Resale	<b>Area</b>	Limassol, Germasogeia

## Description

A custom build detached villa with swimming pool in Germasoyia with beautiful sea and town views

As soon as you enter the property there is a double covered parking which Leads to the kitchen and dining area, furthermore is the large family room with fire place, the entrance hall and few steps down is the billiard room, water fountain and large covered veranda with beautiful views.

The imposing staircase takes you to the 3 spacious bedrooms, the main with en- suite bathroom, the family bathroom and the office space.

The maids room is at the basement with a separate entrance.

A/C units in all rooms, under floor heating!



### Sofia Geralis

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## Facilities

Aircondition, Split system  
Parking, Covered  
Elevator  
Maid's room  
Solar water heater

Heating, Underfloor  
Pool, Private  
Storage  
Outdoor shower

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## Features

Shower  
Easy access to main roads  
Combined kitchen and dining area  
Connected to electric mains  
Balcony, back  
Fitted wardrobes  
Utility room  
Garden  
Investment opportunity  
Door screen  
Corner  
Bar  
Double glazing  
Veranda, back  
Ground Floor Bedroom  
Granite countertops  
Rental Potential  
Country view  
Near bus route  
Internet  
Barbeque  
Kitchen appliances

Central TV system  
Easy access to highway  
Spacious rooms  
Municipal water/sewage  
Balcony  
Garbage disposal  
Fly screens  
Pressurized water system  
Internal stairs  
Open plan  
Ceramic tiles  
Alarm system  
Guest WC  
Veranda, front  
Quiet Area  
Below market value  
En suite Bathroom  
Sea view  
Near amenities  
Indoor Fireplace  
Office

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## Distances

**Amenities** 500 m

**Sea** 4 km

**Schools** 1 km

**Airport** 65 km

**Public Transport** 500 m