

8180986

# 3 BEDROOM SEMI DETACHED GROUND FLOOR HOUSE IN P.GERMASOYIAS

 Potamos Germasogeias, Limassol

€550,000







# Overview

## Specifications

Bedrooms

 3

Bathrooms

 1

Covered

 170 m<sup>2</sup>

Type	<b>Semi-Detached Villa</b>
Showers	<b>1</b>
Toilets	<b>3</b>
Plot	<b>306 m<sup>2</sup></b>
Status	<b>Resale</b>
Year of construction	<b>1995</b>

Title deed	<b>Yes</b>
Furnished	<b>Unfurnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>C</b>

## Description

Nestled in the prestigious Potamos Germasoyias area of Limassol, this semi-detached house offers comfortable family living just moments from the Mediterranean. Located a mere 2-minute drive from the seafront, the property combines excellent accessibility with a coveted address, providing easy access to main roads, schools, and all essential amenities.

The thoughtfully designed ground floor welcomes you with an expansive lounge and formal dining area, complemented by a convenient guest washroom. A few steps lead down to the heart of the home - a generous kitchen that flows into a comfortable family area, perfect for casual dining and everyday living. This level also features a shower room and practical storage space.

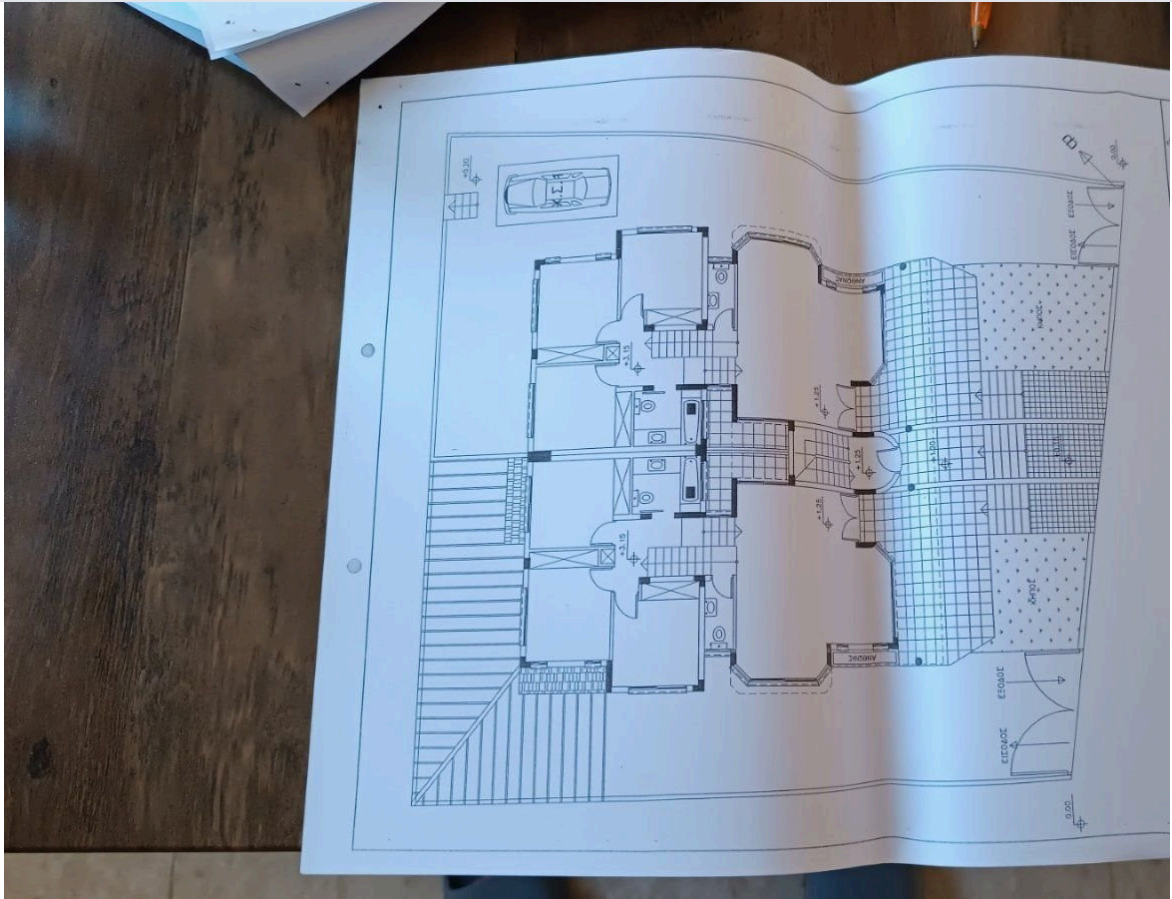
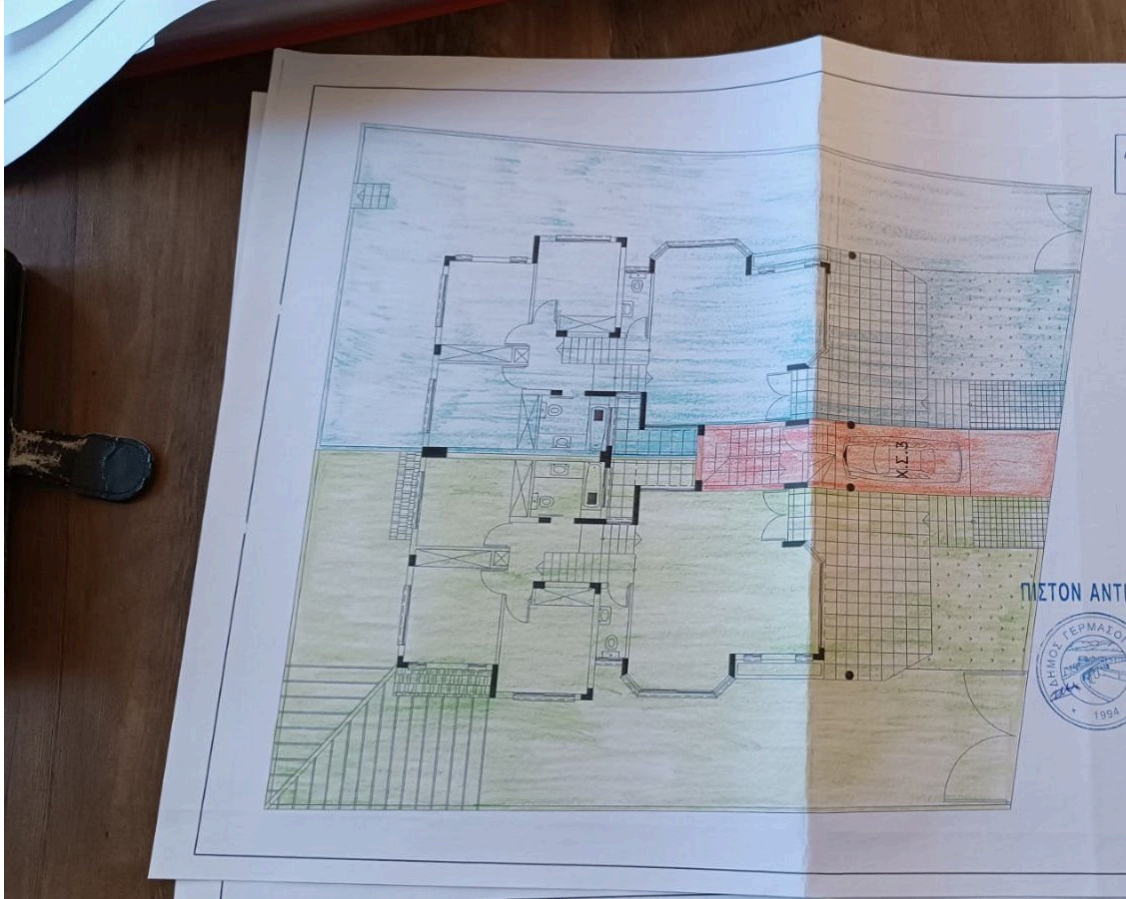
Ascending to the first floor, you'll discover three generously proportioned bedrooms, all enhanced with quality wooden flooring. A well-appointed family bathroom serves this level, completing the upper floor's private spaces.

The property's prime location in one of Limassol's most sought-after neighborhoods, combined with its practical layout, makes it an ideal choice for families seeking a home that balances comfort with convenience.





# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Parking, Uncovered

Solar water heater

## Features

Balcony, front

Bright

Central TV system

Ceramic tiles

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

Fitted wardrobes

Garbage disposal

Garden

Granite countertops

Guest WC

Internal stairs

Internet

Investment opportunity

Kitchen appliances

Marble flooring

Marble stairs

Municipal water/sewage

Near amenities

Near bus route

Parquet flooring

Quiet area

Rental potential

Semi-solid parquet flooring

Spacious rooms

Under stairs storage

Veranda, front

Veranda, large

## Distances

Amenities

 200 m

Airport

 65 km

Sea

 3 km

Public transport

 200 m


Schools

 1 km

## Contact us



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