



**EXCLUSIVE
PROPERTIES**

Exclusive Properties

*107, V Georgiou A', Belmar Complex D, Apt.
31, 4048 Limassol Cyprus*

+357 25 737473

sales@cyexclusive.eu

Modern Villa in Kalogiri LIM07225

Potamos Germasogias, Germasogeia, Limassol, Cyprus

An amazing 5+3 bedroom villa located in Kalogiri area, with additional plot to create a recreation zone for independent and luxury living in Cyprus. Modern style, with full attention to details at every spot of the villa, using international designers expertise in lighting, eco living and recuperative ventilation systems throughout whole house brings most useful results in maintaining this property for the benefit of the owner! It is custom designed and thought of each detail in the house.

On the ground floor there is garage, main entrance with corridor and plenty of useful wardrobes, guest WC, spacious living room with eco-fireplace, and entrance to cozy mini veranda for relaxation with electric shutters to hide is necessary from hot Cyprus sun. There is also internal elevator, office room, spacious kitchen with veranda and mini living room with Tv cinema.

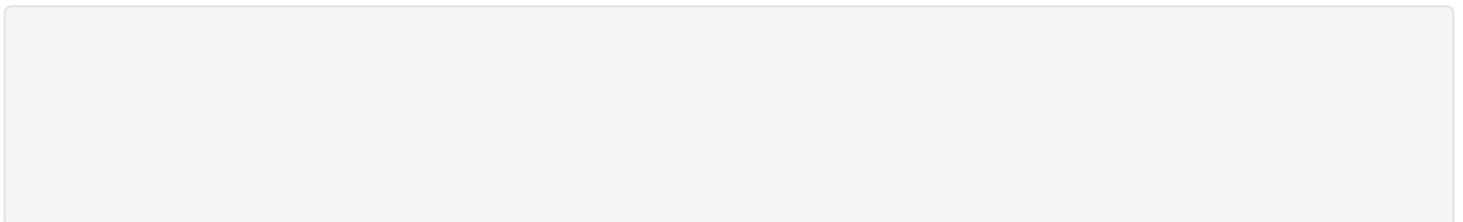
There are 5 main bedrooms on the 1st floor, one master bedroom with walk in wardrobe, two en-suite bedrooms, and two separate bedrooms sharing main bathroom.

In the basement there is spacious play room with entrance to the garden, guest room with en-suite shower, server room, laundry room. There is also maids unit with spacious kitchen and two separate bedrooms that are sharing one bathroom.

On the top floor of the villa there is technical room with water softeners, pressure system and solar panels, and other technical systems for support comfort living. On the other side of the floor there is a guest WC, spacious open plan living room and kitchen, veranda overlooking the sea and mountains, and bbq zone!

House is located on plot that was thought of by a practical landscape designer which already has all necessary for living elements, machinery for pool and other systems that enquire healthy autonomy living. There is another plot attached to existing one, that can be developed towards needs and creative solutions of the new owner. Total size of both plots are 2200 sq.m.

Villa is privately owned with ability to get more details, photos and videos upon specific request.



House-Villa Details

Bedrooms: 8 | Bathrooms: 9 | Distance to Sea: < 0.5km | Covered Area (sq.m): 700 sq.m |

Total area (sq.m): 700 sq.m | V.A.T: Not Applied | Plot Area (sq.m): 2200

Covered Parking | Intercom System | Garden | Gated Entrance | Private Swimming Pool | Uncovered Parking
| Air Condition | Balcony | Built in Cabinets | Fully Fitted Kitchen | Heating | Internet | Server Room |
Swimming Pool | Mountain View | Sea View | Sound Insulation | Thermal Insulation

Price

Sale price:
5500000€

Attributes

General

V.A.T: Not Applied | Condition: New |
Delivery Status: Completed | Bedrooms: 8 | Bathrooms: 9
| En-Suite Bathrooms: 4 | Floors: 4 |
Plot Area (sq.m): 2200 | Total area (sq.m): 700 sq.m |
Covered Area (sq.m): 700 sq.m | Distance to Sea: < 0.5km |
Year Build: 2023

Features

Exterior

Barbeque | Detached | Covered Parking | Intercom System | Garage | Garden | Gated Entrance |
Irrigation System |

Private Swimming Pool | Roof Garden | Satellite | Uncovered Parking

Interior

Alarm System | Air Condition | Balcony | Basement | Built in Cabinets | Double Glazed Windows | Entrance Hall | Electric Gates | Elevator | Fireplace | Furnished | Fire Alarm | Fully Fitted Kitchen | Guest Room | Guest Wc | Guest Wc with Shower | Heating | Internet | Internal Lift | Laundry Room | Monitored Gate Access | Maids Room | Mosquito Nets | Nuvo Surround Sound Music System | Open Plan Kitchen | Play Room | Relaxation Area | Roof Garden | Security System | Separate Kitchen | Server Room | Study / Office | Storage Room | Solar Electricity | Solar Panels For Hot Water | Swimming Pool | Smart House System | Shutters (electric) | Under Floor Heating (electrical) | VRV Air Condition System | Water Pressure System | Wifi | 24 Hour Security

Views

City View | Garden View | Mountain View | Road Access | Sea View | Side Sea View | Valley View | Village View | Pool View | Panoramic view

Construction

Brick Walls | Concrete Skeleton | Earthquake Resistant | Eco Home | Insulated Panel Walls | Insulation Ground | Insulation Walls | Reinforced Concrete | Sound Insulation | Terrace | Thermal Insulation

Images



