

# 4 Bedroom Villa in Germasogeia

For Sale : **€ 1,900,000**

**Description**
Contemporary 4-Bedroom Villa – Sfalangiotissa, Germasogeia, Limassol

This exceptional custom-designed villa is set on an elevated 509 m² plot in the prestigious area of Sfalangiotissa, Germasogeia. Just 150 meters from Foley's Private School and a short drive to the Agios Athanasios roundabout, German Oncology Center, and Limassol's sandy beaches, this residence offers both convenience and seclusion.

With a total internal covered area of approximately 395 m² (plus verandas and outdoor facilities), this A+ energy-rated home is designed to the highest standards, featuring premium materials and refined architectural detail.

Interior Layout:

Basement Level
Located at street level, the basement includes a covered garage for three cars, a maid's studio (with bedroom, bathroom, and kitchenette), laundry room, mechanical room, and two storerooms.

Ground Floor
A spacious open-plan kitchen, dining, and living area opens to landscaped gardens, a skimmer pool with a water curtain, and a fully equipped BBQ area. A guest toilet, external storage room, and outdoor bathroom enhance the functionality of this level.

First Floor
Four spacious bedrooms, including a luxurious master suite with walk-in wardrobe and en-suite shower, a second en-suite bedroom, and a shared family bathroom for the remaining two bedrooms.

Roof Garden
Enjoy breathtaking sea and mountain views from a large rooftop veranda, complete with outdoor kitchen and bathroom—perfect for private relaxation or entertaining.

Key Features:
– Plot: 509 m² | Covered area: \~395 m²
– 4 bedrooms | 5 bathrooms
– Maid's studio with private entrance
– Elevator and central staircase
– Underfloor heating throughout ground and first floors
– VRV air-conditioning system
– Thermal aluminum double-glazed windows
– Central music system provision (Wi-Fi compatible)
– Smart home readiness (curtain rails, shutters, lighting)
– Security: Camera system, alarm, video entry phone
– Landscaped garden with auto irrigation and ambient lighting
– BBQ kiosk with sink, sockets, bar & TV/internet points
– Skimmer pool with surrounding deck and dedicated bathroom
– Garage with automated gates
– Rooftop garden with panoramic views

Location Highlights:
– 150 m to Foley's Private School
– 2 mins to Agios Athanasios roundabout (3.1 km)
– 10 mins to Limassol Tourist Area & beaches
– Close to German Oncology Center & key amenities

This property offers a rare opportunity to own a sophisticated villa in one of Limassol's most desirable areas—ideal for families seeking luxury, privacy, and convenience in a thoughtfully crafted home.

## Details

Property Type: **House**
Status: **Available**
Website

## Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Off-plan**
Construction Year: **2027**
Bedrooms: **4**
Bathrooms: **3**
Covered Parking: **1**

## Area

Internal Area: **395m²**
Covered Area: **395m²**
Plot Area: **509m²**

## Energy & Heating

Energy Efficiency Grade: **A**

## Further Details

Alarm, Secure Door, Private Swimming Pool, Storage Space

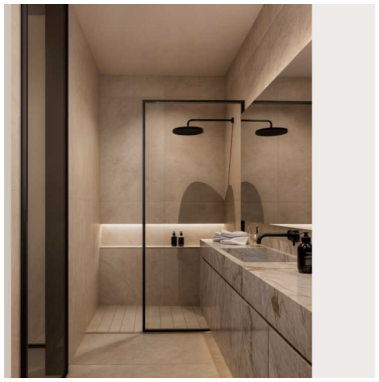
# Gallery





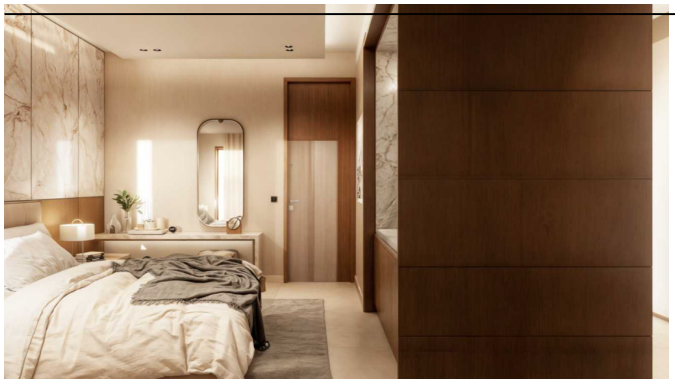








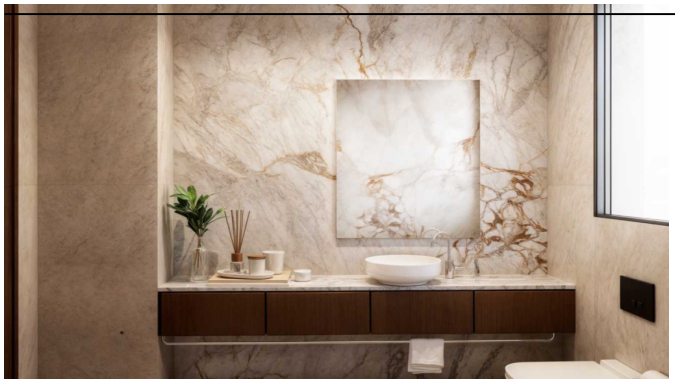


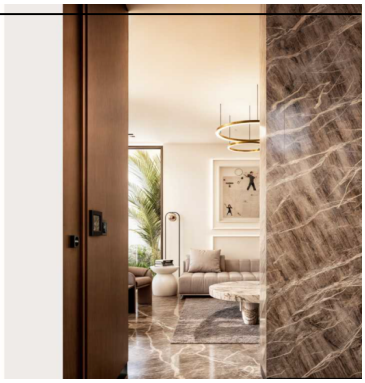
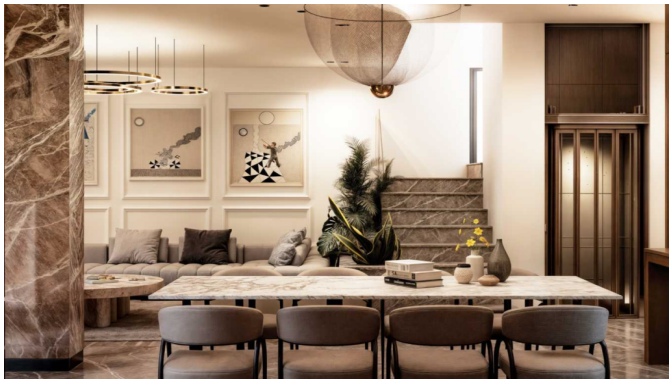




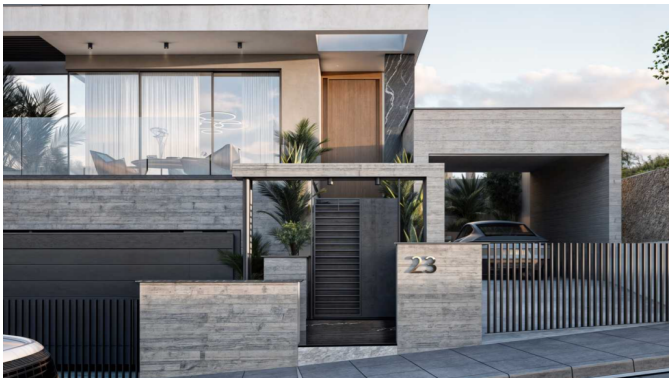





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