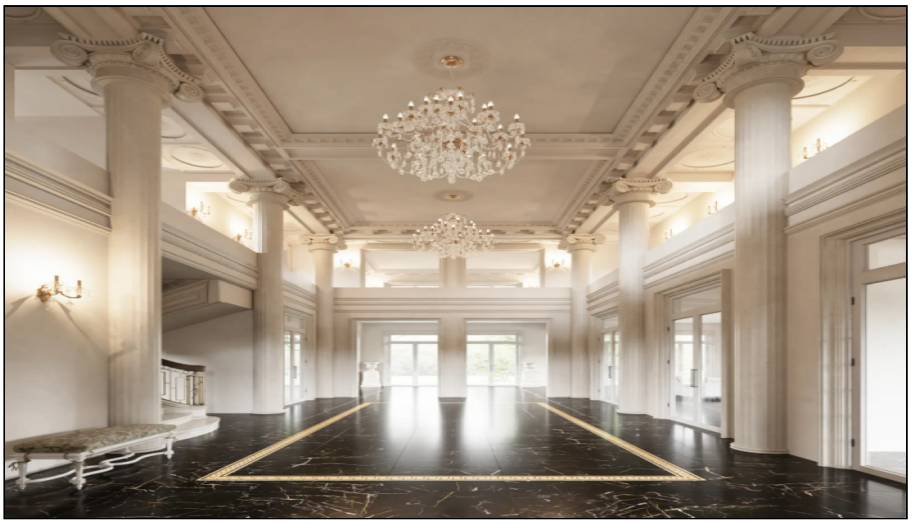


7 Bedroom Villa in Potamos Germasogeia, Limassol

For Sale : **€ 4,200,000**

Description
Exquisite Luxury Estate in Kalogiroi, Limassol – Exceptional Features for Discerning Buyers! ◫

Indulge in the epitome of luxury living with this extraordinary almost finished villa nestled in the prestigious Kalogiroi area of Limassol. Boasting unparalleled opulence, breathtaking views, and a range of exceptional amenities, this lavish property offers an unmatched lifestyle experience.

Key Features:
• Magnificent Architecture: This almost finished house spans an impressive 1020 square meters of covered area, with a total area of 1200 square meters including uncovered spaces, and a height of almost 10 meters — offering grandeur and elegance at every turn.
• Spacious Living: With 7 bedrooms and 9 toilets with showers, this estate provides ample space for luxurious living and entertainment on a grand scale.
• Spectacular Views: Enjoy panoramic 360° views of the sea, mountains, the village of Germasogeia, and the vibrant city of Limassol from every corner of the property.
• Expansive Plot: Situated on a generous 3767 square meter plot, this estate offers rare exclusivity and privacy, with plenty of space for outdoor leisure and recreation.
• Exceptional Amenities: Take advantage of the rare opportunity to create your own private paradise with the potential for a professional kitchen, guest house, outside bar, pool, tennis court, basketball court, and roof garden.
• Prime Location: Perfectly positioned just a 5-minute drive from the beach and close to the highway, this estate also enjoys the convenience of two nearby community parks.
• Multiple Kitchens: Provisions for 3 fully equipped kitchens, including a potential professional kitchen, culinary enthusiasts will delight in the versatility and convenience offered by this estate.
• Lift Provision: Enhance accessibility and convenience with the provision for a lift, ensuring effortless movement between the expansive floors of this magnificent home.
• Safe Room: Rest assured with a dedicated safe room constructed with solid 25cm concrete walls, providing a secure retreat for peace of mind.
• Impressive Floor Heights: Enjoy grandeur and spaciousness with floor heights of 4.95 meters on the ground floor and 4.20 meters on the first floor, creating an atmosphere of elegance and luxury.

Additional Highlights:
• Exceptional Security: Beyond the safe room, the property offers advanced security features for utmost protection and privacy.
• Unrivaled Comfort: With meticulous attention to detail and premium craftsmanship, this estate provides a level of comfort and sophistication that exceeds expectations.

Unique Selling Points:
• Monopolistic Element: With plots of this size being scarce in the market, this property offers a unique opportunity for discerning buyers seeking exclusivity and prestige.
• Concierge Services: Enhance your lifestyle with the option for private chefs, housekeeping services, and additional guest accommodations, ensuring unparalleled comfort and convenience.
• Optional Expansion: Buyers also have the option to purchase an additional adjacent plot of 850 square meters for €550,000, perfect for extending the estate, creating a guest villa, or developing a separate investment opportunity.
• VAT Exempt: A major advantage — this property is fully exempt from VAT, meaning no VAT is payable on the purchase.

Availability: This exceptional estate is almost finished and awaits your personal touch to transform it into your dream home.

Details

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

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Bedrooms: **7**
Bathrooms: **6**
WC Bathrooms: **1**

Area

Covered Area: **1,020m²** Plot Area: **3,767m²** Total Area: **1,020m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery







