

6 Bedroom Villa in Germasogeia, Limassol

For Sale : **€ 1,380,000**

Description
Set in a peaceful residential area of Limassol, this exceptional modern villa, completed in 2021, offers a rare combination of contemporary architecture, intelligent design, and refined luxury. Ideally located just five minutes from Foley's School and within easy reach of Limassol city centre, the property provides privacy and tranquility while remaining close to key amenities and only 4.8 km from the sea.

Designed across four levels on a 395 sq.m. plot, the villa offers 168 sq.m. of living space plus an additional 80 sq.m. basement, delivering remarkable flexibility for both family living and entertaining. Expansive panoramic windows flood the interiors with natural light, while designer finishes, Italian and custom-made furnishings, and carefully curated details create a sophisticated and welcoming atmosphere throughout.

The layout has been thoughtfully arranged to maximize both comfort and functionality. The ground floor features elegant open-plan living and dining areas with sea views, complemented by a modern kitchen and guest WC. The first floor hosts three bedrooms, including a luxurious master suite with walk-in wardrobe, en-suite shower, and private balcony overlooking the sea. The lower ground level offers three additional naturally lit rooms ideal for guests, a home office, wellness space, or independent living, complete with kitchenette, bathrooms, storage, and separate entrance. Above, a private office leads to an impressive 80 sq.m. rooftop terrace with panoramic views — an exceptional setting for relaxation or entertaining.

Every aspect of the home has been designed for premium living, with underfloor heating throughout all levels, including the basement, VRV and split-unit climate control, panoramic soundproof windows, eco-friendly Multipor insulation, solar panels, CCTV security, and alarm system provisions. Outside, the property continues to impress with private parking for two cars behind an electric gate, a landscaped garden, covered terrace, outdoor kitchen, jacuzzi, and dedicated sunbathing area — creating a true private retreat.

Combining striking architecture, advanced features, and versatile living spaces, this villa presents an outstanding opportunity for those seeking a sophisticated family home or luxury residence in one of Limassol’s most desirable locations.

Details

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

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Resale**
Construction Year: **2021**
Bedrooms: **6**
Bathrooms: **6**
Covered Parking: **2**

Area

Internal Area: **248m²**
Covered Area: **265m²**
Uncovered Area: **80m²**
Plot Area: **395m²**
Total Area: **345m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Secure Door, Storage Space, Air Condition

Gallery












































