

3 Bedroom Villa in Germasogeia, Limassol

For Sale : **€ 1,100,000**

Description
A modern detached three-bedroom villa currently under construction in Germasogeia, one of Limassol's most desirable residential areas. Offering 235 m² of covered area on a 257 m² plot, the property combines contemporary design, high-quality finishes and energy-efficient technologies — an ideal choice for both permanent residence and investment. Completion is scheduled for December 2027.

Inside, the villa offers three spacious bedrooms, including a master bedroom with en-suite bathroom, two bathrooms plus a guest WC, a bright open-plan living and dining area and a modern fitted kitchen. Finishes include built-in wardrobes, premium ceramic flooring with laminate in the bedrooms, and double-glazed energy-efficient windows.

Outside, the property has a private garden and veranda, a balcony and private covered parking.

The villa is designed to a high energy standard (Energy Class A) and includes a photovoltaic system, along with provisions for concealed air conditioning, underfloor heating, a Smart Home system, CCTV and security, and electric-vehicle charging.

Set in a quiet residential area yet just minutes from the city centre, schools, shops and the beach, this villa combines privacy, comfort and modern living in a sought-after Limassol location.

Key Features:
– 3 bedrooms & 2 bathrooms + guest WC
– Master bedroom with en-suite
– 235 m² covered area
– 257 m² plot
– Under construction — completion December 2027
– Open-plan living & dining + fitted kitchen
– Private garden, veranda & balcony
– Private covered parking
– Photovoltaic system
– Provisions: concealed A/C, underfloor heating, Smart Home, CCTV, EV charging
– Double-glazed energy-efficient windows
– Built-in wardrobes & premium flooring
– Energy Efficiency: A

A high-specification, energy-efficient new villa in prestigious Germasogeia — an excellent opportunity to secure a modern home off-plan in a prime Limassol location.

Details

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

Main Features

Property Subtype: **Mansion/Villa**
Construction Stage: **Under Construction**
Bedrooms: **3**
Bathrooms: **3**
Furnished: **Unfurnished**

Area

Covered Area: **235m²**
Plot Area: **257m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Air Condition

Gallery



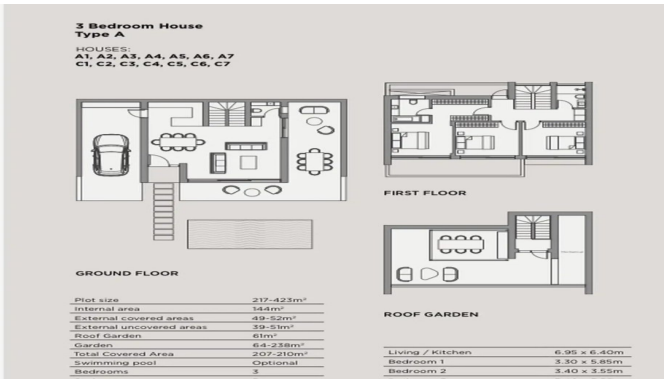











3 Bedroom House
Type A
HOUSES:
A1, A2, A3, A4, A5, A6, A7
C1, C2, C3, C4, C5, C6, C7
GROUND FLOOR
FIRST FLOOR
ROOF GARDEN
Plot size 217-423m²
Internal area 144m²
External covered areas 49-52m²
External uncovered areas 39-51m²
Roof Garden 61m²
Garden 64-238m²
Total Covered Area 207-210m²
Swimming pool Optional
Bedrooms 3
Living / Kitchen 6.95 x 6.40m
Bedroom 1 3.30 x 5.85m
Bedroom 2 3.40 x 3.55m