

5 Bedroom Detached House in Germasogeia, Limassol

For Sale : **€ 2,500,000**

Description
Contemporary luxury villa with cascading architectural design in Germasogeia Green Aria. This exceptional five-bedroom residence exemplifies modern luxury living with thoughtful layout that maximizes views and creates distinct zones for different aspects of daily life.

The villa is situated across three levels following the natural terrain contours, creating a sense of elevation and privacy while "floating" above the surrounding valley. The architectural concept separates the formal entertaining areas from the private resort and relaxation zones, each level functioning as a distinct world while maintaining integrated living flow.

Site and privacy: The plot measures 500 square metres and benefits from exceptional location advantages. To the left of the property, a distance of 25 metres separates the adjacent villa, with planned lush green hedging to block visual contact. Opposite the entrance, the Germasogeia water reservoir plot prevents any future construction, ensuring permanent protection of views and privacy on two sides of the property.

Architectural features: Five spacious bedrooms, each with its own balcony providing panoramic views of the surrounding landscape. The master suite includes an ensuite bathroom. Four additional bathrooms serve the remaining bedrooms and guest areas. The living areas span 328 square metres of internal space plus 140 square metres of covered outdoor verandas, totaling 468 square metres of covered area on a 500 square metre plot.

Amenities and systems: Full air conditioning throughout all rooms ensures year-round comfort. The villa includes a private swimming pool designed for relaxation and recreation. Covered parking accommodates two vehicles. Modern electrical systems and comprehensive automation support contemporary living standards.

Energy efficiency and sustainability: The property achieves an A+ energy efficiency rating, indicating excellent thermal performance and sustainable design. This rating reflects modern building standards for luxury residential properties.

Location: Set within the prestigious Germasogeia Green Aria development in Limassol, the property benefits from established infrastructure and proximity to essential services while maintaining private, elevated positioning.

Key Features:
- 5 Bedrooms, 5 Bathrooms
- 468 m² covered area (328 m² internal + 140 m² verandas)
- 500 m² plot
- Private swimming pool
- Covered parking for 2 vehicles
- Cascading three-level design
- Individual balconies to all bedrooms
- Full air conditioning throughout
- A+ Energy Efficiency
- Panoramic views
- Protected privacy on two sides

Details

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

Main Features

Property Subtype: **Detached House**
Construction Stage: **Under Construction**
Bedrooms: **5**
Bathrooms: **5**
Covered Parking: **2**

Area

Internal Area: **328m²**
Covered Verandas: **140m²**
Covered Area: **468m²**
Plot Area: **500m²**

Energy & Heating

Energy Efficiency Grade: **A+**

Further Details

Elevator, Private Swimming Pool, Air Condition

Gallery





