

5 Bedroom House in Potamos Germasogeias, Limassol

For Sale : **€ 4,300,000**

Description
5 Bedroom Villa – A Masterpiece of Architecture, Luxury & Elevated Coastal Living
Intro
This extraordinary 5-bedroom villa is a masterpiece of conceptual design, created to elevate every moment of vacation living and luxurious daily life. With four expansive levels, advanced engineering technologies, and an architectural composition that blends beauty, functionality, and innovation, the villa stands as an exceptional retreat for those who appreciate refined comfort and a truly elevated lifestyle.
Design & Architecture
The villa is thoughtfully organised across four levels, each designed to maximise comfort, privacy, and seamless circulation. Contemporary aesthetics, premium materials, and bold architectural gestures work together to create an atmosphere of timeless elegance. A beautifully landscaped courtyard with a private swimming pool enhances the serene ambience, offering an oasis of relaxation framed by nature.
Underground Level – Comfort, Functionality & Complete Convenience
The lower level of the villa is dedicated to essential comforts and high-level practicality.
It includes:
A parking area for three cars
A utility and storage zone
A dedicated maid’s room
A laundry facility
These supporting spaces ensure seamless daily living, enhancing both comfort and organisation.
First Level – Grand Entrance & Sophisticated Social Spaces
The first level welcomes you into a spacious lobby, designed as an impressive introduction to the villa.
Key highlights include:
A grand piano centerpiece that elevates the ambiance
A glass passageway leading to the elegant kitchen and dining areas
A beautifully positioned central staircase connecting all levels
Elevator access, offering comfort, convenience, and accessibility
This floor serves as the heart of the home’s social experience — open, bright, and elegantly curated.
Second Level – Luxurious Private Retreats
The second floor features the villa’s private living spaces, including:
Three large bedrooms, each featuring en-suite bathrooms and dressing areas
A sumptuous master bedroom suite complete with a walk-in dressing room, premium finishes, and a beautifully appointed en-suite
Each room is designed to offer maximum comfort, privacy, and tranquility, supported by refined materials and thoughtful lighting.
Third Level – Roof Garden Sanctuary
The uppermost level is transformed into a private roof garden and panoramic terrace, designed for:
Relaxation
Sunbathing
Outdoor dining
Entertaining guests
With breathtaking open views and complete privacy, this space provides a serene escape above the villa’s lush surroundings.
Courtyard & Outdoor Living
At the heart of the property lies a spectacular private swimming pool, beautifully framed by landscaped gardens and outdoor leisure zones. The courtyard design flows naturally with the villa’s architecture, creating an intimate yet luxurious outdoor environment ideal for both relaxation and entertainment.
Advanced Engineering & Smart Technologies
The villa is equipped with cutting-edge systems that enhance comfort, efficiency, and modern living:
New-generation smart home control system
Underfloor heating throughout
VRV air-conditioning system
Advanced structural and engineering solutions for optimal performance
These technologies ensure exceptional living comfort and elevate the villa to a truly world-class level.
Key Features
5 luxurious bedrooms across multiple levels
Master suite with en-suite & dressing room

Grand lobby with piano & glass passageway
Elevator and central staircase
Parking for 3 cars
Maid’s room + laundry facility
Roof garden & panoramic terrace
Private swimming pool & landscaped courtyard
Smart home system, VRV A/C & underfloor heating
Exceptional architectural design
Perfect for luxury living or a vacation residence

Details

Property Type: **House**
Status: **Available**
Unit Number: **1**
Website

Main Features

Property Subtype: **Detached House**
Construction Stage: **Completed**
Construction Year: **2023**
Bedrooms: **5**
Covered Parking: **3**

Area

Internal Area: **509m²**
Covered Verandas: **86m²**
Uncovered Verandas: **208m²**
Covered Area: **595m²**
Plot Area: **690m²**
Total Area: **803m²**

Energy & Heating

Energy Efficiency Grade: **A**

Further Details

Alarm, Elevator, Private Swimming Pool, Air Condition, Solar Water Heater

Gallery


























