

**READY TO MOVE IN VILLA WITH
BEAUTIFUL VIEWS, SWIMMING POOL,
SAUNA AND ROOF GARDEN**

1 250 000 €

Property Code:	1679	Type:	Sale - House/Villa
Location:	Limassol - GERMASOGIA VILLAGE	Internal Area:	265 m ²
Plot Area:	400 m ²	Bedrooms:	4+
Bathrooms:	4+	Renovation:	Design
Number of floors:	3	Heating:	Diesel heating
Year of construction:	2018	Distance to the sea:	2 km
Distance to airport:	65 km	Status:	New
VAT:	NO VAT	Covered verandas, m²:	25.00

Property features:

Heating	Air Condition	Parking - Covered	Telephone Line
Private Pool	Store Room	Solar panels for hot water	Double Glazing
Garage	Garden	Maids Room	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Refrigerator	Balcony	

Description:

READY TO MOVE IN VILLA WITH BEAUTIFUL VIEWS, SWIMMING POOL, SAUNA AND ROOF GARDEN. The property is situated in a lovely green and quiet area of Germasogias village from where in 4 minutes drive you will get to the round about, in 8 minutes you will be on the beach and in 12 you will be in the city center. This villa was just completed, some features will be installed shortly: swimming pool, sauna, and decorative exterior stones on the walls. It consists of 3 levels plus a roof garden with breath-taking views.

FIRST LEVEL: guests/maids room with the kitchen, bathroom with a shower cabin and a storage room. Also, on this floor a sauna will be installed. There is a big covered area which may be used as a gym.

SECOND LEVEL: Sitting and dining areas with huge observation windows from floor to ceiling leading to the covered veranda of 25 m² with wonderful views. Open plan kitchen with an island bar and stools, fully equipped with electrical appliances. Guest toilet.

THIRD LEVEL: 3 good size bedrooms, one of which is a master bedroom with en suite shower. Other two bedrooms with verandas, all bedrooms enjoy fantastic views and privacy. There is full family bathroom with a bathtub.

ROOF GARDEN: Pergola, bar and entertainment facilities.

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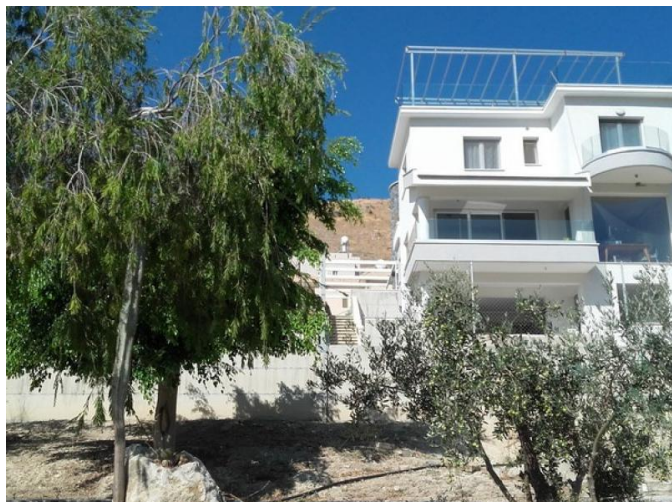
SOME EXTRA FEATURES OF THE PROPERTY: thermal insulation of the walls and a roof with a high quality materials, central diesel heating, UPVC thermal windows with mosquito screens, wooden floors all over the house, garden.

VILLA IS READY AND THERE IS NO VAT!



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