



Modern Villa Next  
to Papas

**FOR SALE**

Limassol, Potamos  
Germasogeia

**PRICE: €3,100,000**

**Reference 2594**

## Overview

Bedrooms: 6  
Bathrooms: 6  
Living rooms: 4  
Kitchens: 1  
Pool: Private  
Floors: 3  
Year of Construction: 2014  
Orientation: South  
Furnished: Fully  
Furnished  
Parking spaces: 2  
Basement: No  
Status: Resale  
Structure: Concrete  
Facade: Stone  
Title deed: Yes  
Covered: 495m<sup>2</sup>  
Plot: 677m<sup>2</sup>  
Covered veranda: 120m<sup>2</sup>

## About the Property

Modern villa located in the Germasogeia Municipality in the Papas area within 5 minutes walking distance to the sea.

The outside area consists of a mature garden, a parking space for two cars, a storage area and the backyard with a large swimming pool, jacuzzi and a covered veranda.

The ground floor consists of a large living room area with high ceilings, a dining area, kitchen complete with all appliances, storage room for household items, a secondary living room, two bathrooms, two bedrooms and a relaxation room connected with a sauna with access to the outside swimming pool. The whole ground floor has large panoramic windows opening up to the backyard. The staircase has a ceiling height up to the roof on the third floor.

The second floor consists of a living room, three secondary bedrooms one of which is en-suite with a walk-in wardrobe, an en-suite master bedroom with a private veranda, a secondary walk-in closet and two bathrooms.

The third floor has a laundry room and access to the two roof garden areas.





## Features

Easy access to main roads  
Easy access to highway  
Combined kitchen and dining area  
Spacious rooms  
High ceilings  
Next to green area  
Utility room

Garden  
Walk-in closet  
Open plan  
Alarm system  
Parquet flooring  
Guest WC  
Veranda, large  
En suite Bathroom

En suite Shower  
Modern design  
Near amenities  
Jacuzzi  
Indoor Fireplace  
Roof Garden  
Guestroom  
Laundry room

## Facilities

Aircondition, Central system  
Parking, Covered  
Pool, Private  
Sauna  
Maid's room  
Solar water heater

## Distances

Amenities: 100 m  
Airport: 65 km  
Sea: 200 m  
Public Transport: 100 m



































