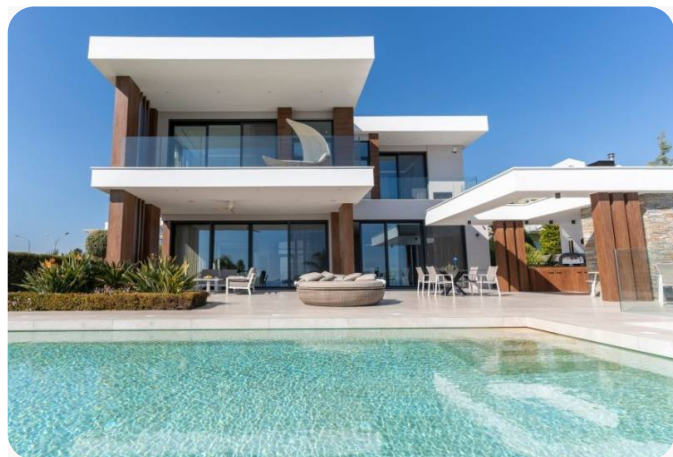


# Modern villa with sea views in Limassol

Germasoyia, Limassol



Price: 6,500,000 €

## Specific details

Ads number	6216
Property status	Resale
Bedrooms	6
Bathrooms	7
Covered (m <sup>2</sup> )	825 m <sup>2</sup>
Plot	884 m <sup>2</sup>
Key Features	Air Conditioners, Pool, Heating, Elevator

## Description

This newly built, ultra-modern luxury villa with panoramic sea views is designed to the highest standards of technology and materials, offering an exceptional living experience. Situated in the prestigious Paniotis area of Germasogeia, it enjoys breathtaking panoramic views of the coastline and city, just an 8-minute drive from Limassol's city center and the beach. Designed by renowned architects and contractors, this expansive 6-bedroom villa, plus an office, is spread across three levels, ensuring unparalleled comfort and sophistication. On the ground floor, floor-to-ceiling windows maximize natural light and frame stunning views of the Limassol skyline. The layout includes a formal reception area, a spacious dining room, an open-plan kitchen with an additional kitchenette, a large office, and a guest toilet. A striking floor-to-ceiling marble fireplace elegantly separates the dining and living areas. The first floor features a glass-plated hallway leading to the bedrooms. The luxurious master suite includes a walk-in closet and an expansive en-suite bathroom overlooking the landscaped garden, swimming pool, and breathtaking Limassol views. Three additional en-suite bedrooms with fitted wardrobes complete this level. The lower level offers extensive additional living space, including a fifth bedroom with a separate bathroom, a laundry room, a gym, a sauna, a server and machinery room, a utility room, and another bedroom. There is also provision for a kitchen. With direct access to the garden and pool, this level is perfect for entertainment or guest accommodations. A two-car garage (one covered, one uncovered) provides ample parking. Key Features: Quiet and prestigious location with unobstructed sea and city views Spacious, open-plan design with expansive living areas Walk-in wardrobe in the master suite, built-in wardrobes in all bedrooms Premium Italian porcelain tiles throughout, including feature walls and fireplace Floor-to-ceiling double-glazed doors and windows with automated shutters Automated electric curtains and full-height interior doors Smart home automation system, alarm, and CCTV VRV air conditioning and underfloor heating throughout Heated, vanishing-edge saltwater swimming pool (9.5x5m) Landscaped gardens with an automatic irrigation system Maximum allowed photovoltaic panels (10kW/hour) for energy efficiency Solar panels for water...