

#26060

FOR SALE



## Limassol, Potamos Germasogeias

250 m<sup>2</sup> Covered | 4 Bedrooms | 3 Bathrooms



### Description

This spacious villa, located in the highly sought-after Potamos Germasogeias area, offers a prime living experience. Nestled on a generous plot of 743 sqm, the property combines elegance and comfort. The villa features four bedrooms, including one en-suite for added privacy and comfort. There is extra shower with a toilet on the ground floor, and a separate guest toilet. The separate, spacious kitchen is designed for functionality and ease of use. Large living and dining areas provide ideal spaces for family gatherings and entertaining guests. The villa is surrounded by balconies, offering ample outdoor space and stunning views.

The exterior of the villa boasts a sizable yard with well-maintained grass at the back, perfect for outdoor activities and relaxation. There are three uncovered parking spots available for convenient vehicle storage. Additional amenities include provisions for central heating to ensure comfort during cooler months, and provisions for air conditioning to

### €1,200,000

<b>TYPE</b>	Detached Villa
<b>BEDROOMS</b>	4
<b>BATHROOMS</b>	3
<b>COVERED</b>	250 m <sup>2</sup>
<b>PLOT</b>	743 m <sup>2</sup>
<b>STATUS</b>	Resale
<b>ENERGY EFFICIENCY RATING</b>	B
<b>YEAR OF CONSTRUCTION</b>	2004
<b>TITLE DEED</b>	Final approval



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