


# Four Bedroom Detached House in Germasogeia, Limassol in Germasogeia, Limassol

Germasogeia, Limassol House

Price

## €795,000

* Subject to VAT



# Description

The property is a four-bedroom detached house located in a quiet residential area of Agias Paraskevis parish, Germasogeia, Limassol District. Built in 2000, the residence occupies a corner plot of 683sq.m. and offers approximately 221sq.m. of internal area, a 24sq.m. covered veranda, a 33sq.m. uncovered veranda and an additional 22sq.m. ancillary building. The property benefits from approximately 49m of total road frontage along Parou Street and Imvrou Street. The ground floor consists of an open-plan living and dining area, a separate open-plan kitchen and sitting area, a laundry room and a guest toilet. The first floor comprises four bedrooms, including a master bedroom with an en-suite bathroom and walk-in wardrobe, a kitchenette, an additional bathroom, two covered verandas and one uncovered veranda. The residence also includes an attic accessible via a folding ladder. Externally, the property features a private swimming pool, covered and uncovered verandas, a garage, a boiler room and a BBQ area. The ancillary building consists of an open-plan area and a shower room with a toilet. The residence is situated approximately 280m southwest of Germasogeia Municipal Stadium, 410m east of Germasogeia Elementary School and 870m north of Germasogeia Roundabout, offering convenient access to nearby schools, sports facilities, amenities and the highway network. A separate title deed is available for the property.

## MAIN FEATURES:

**Internal area**
221m$^2$

**Bathrooms**
2

**Covered Verandas**
24 m$^2$

**Floor**
N/A

**Parking Spaces**
1

**Furnished**
Yes

**Energy Class**
Under Issuance



# Property Details

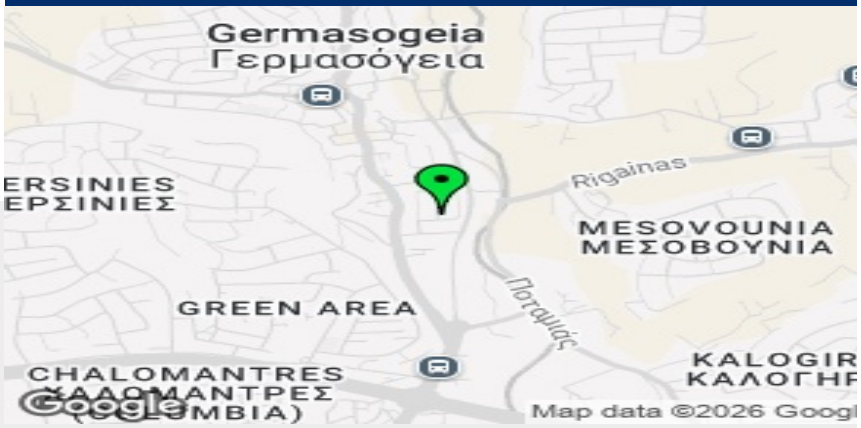
| | | | | |
|---|---|---|---|---|
| ○ Air Conditioning | ○ Fireplace | ○ Guestroom | ○ Storage room | ✓ Solar Heater |
| ○ Alarm System | ○ Barbeque Area | ○ Basement | ○ Shower | ○ Photovoltaic System |
| ✓ Ensuite Toilet | ✓ Swimming Pool | ✓ Dining Room | ○ Gym | ✓ Garden |
| ○ Jacuzzi | ○ Double Glaze Windows | ○ Showroom | ○ Kitchen | ○ Near Beach |
| ○ Central Heating | ○ Roof Garden | ○ Barbeque Area | ○ Spa | ○ Near Public Park |
| ✓ City View | ○ Countryside | ○ Raised Floor | | |





# Modern Home
# For Modern Life

Location:





## Get In Touch


27, Diagorou Str. 4th Floor, 1097 Nicosia, Cyprus

delfiproperties.com.cy

info@delfiproperties.com.cy

80070008

+357 22 000093


## Disclaimer


Delfi Properties and Delfi Real Estate, its clients and any joint agents give notice that 1: They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2: Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and Delfi Properties have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.