

BEAUTIFUL AND EXCEPTIONAL VILLA 6 BEDROOM WITH PANORAMIC VIEWS IN MESOVOUNIA



ID: 76740

Building Year: 2008

Area mp²: 611

Bathrooms: 5

Bedrooms: 6

Garage: 1

Address: Mesovounion 44, Potamos
Germasogeia, Cyprus

Price in euro: 3200000

Type: [Villa](#)

Location: [Limassol](#) - [Mesovounia](#)

Stage: [Completed](#)

Features:

Air Condition, Balcony, Barbeque, Bedding, Cable TV, Cheated floor, Cleaning after exit, Coffee Pot, Communal Swimming Pool, Cot, Electricity, Fan, Fridge, Furnished, Garage, Garden, Grill, Heating, Mountain View, Open-plan kitchen, Private swimming pool, Satellite television, Sea View, Security signaling, Separate kitchen, Solar panels, Storage heaters, Veranda, Water, Wi-Fi,

Description

Total area of house including roofed terrace is 611 square meters or 6576.75 square feet. Total area of property is 1,000 square meters or 10763.9 square feet. There are 6 bedrooms, including 2 guest bedroom. Possible to expand bedroom count. There are 5 bathrooms in the house, as well as outdoor shower for swimming pool area.

A spacious ground floor that was built to maximize common space area, while at the same time giving each room privacy, in its own unique style. The ground floor features a sitting area with fireplace that seamlessly transitions into a formal dining area that features custom made table that can fit anywhere from 10 to 16 people at once, perfect for throwing parties and entertaining guests. The ground floor has two separate kitchens, one is the main kitchen that features custom built wooden cabinets that were hand painted, the main kitchen also features an informal dining

nook, perfect for small-intimate dining experiences, such as breakfast; the kitchen is fitted with a brand new reverse osmosis water filtering system, eliminating the need to buy bottled water. The separate caterer's kitchen is used for cooking elaborate meals or as a separate prep area for caterers; this kitchen features all-brand new appliances, as well as two large wine fridges. The large and spacious TV/cinema room is an ideal place for family gatherings as it was designed to provide an awesome cinema-like experience. One of the unique features of ground floor is a large solarium that can be transformed into indoor garden or playroom for kids depending on your needs; this room was designed to maximize the amount of natural light, while at the same time maintain a comfortable temperature year round. Average height of ground floor ranges between 3 - 5 meters, while sitting, TV and formal dining room having tallest ceiling. All the rooms on the ground floor feature air conditioning, heated floors, brand new state of the art air purifying system and music system all of which can be controlled via smartphone or tablet.

The second floor features the master bedroom with large wardrobe area, vanity mirror, a cozy sitting area, and a private bathroom with large balcony. There are two other bedrooms which are located right next to each other, and both are identical in size, and feature large wardrobe and storage areas and both have large balcony that overlooks the Mediterrean sea and Limassol; these bedrooms share one spacious bathroom. The second floor also features a fourth room, that can be easily transformed into an additional bedroom if needed. This room features an even larger balcony. All rooms are equipped with exterior shutters that are easy to use, and perfectly eliminate sun from bedrooms thus ensuring perfect sleep. All rooms feature air conditioning as well as brand new HEPA air purifying systems. All the rooms on the second floor feature brand new custom european furniture, as well as hand-painted wardrobe doors.

The third floor has an open-plan space that can be easily changed or modified depending on your needs. Presently third floor features laundry room with large space for drying and ironing; space is big enough to have several drying trees and ironing board open simultaneously. Space is big enough to have multiple washing machines/dryers depending on your needs; currently brand new German washing machine is installed there. Third floor also features a guest unit, which currently consist of bed-sofa, storage area and private bathroom, as well as spacious balcony that overlooks the neighbourhood.

Basement features a studio-apartment that has its own entrance independent from the rest of the house. The studio apartment features a spacious bedroom area with working space, private bathroom, wardrobe area and small bar area fitted to have small fridge for drinks. The basement features identical air conditioning and heating as the rest of the house, thus allowing year round residency.

The garden is created in the traditional Mediterrean style, while at the same time combining elements of Provence and new-modern elements. All the material of pathways were specifically selected to compliment the colour of the house. The garden features luscious mature lemon, orange and pomegranate trees; all of these trees thrive in Cypriot climate and will grow abundant fruits year around. In addition to fully grown trees, the garden also features some young trees, flowers and bushes and all were hand selected to thrive and benefit from the Cypriot climate. A convenient and efficient automatic watering system is installed in all corners of the garden thus preventing any trees from not getting water, while at the same time using drop system to minimize water loss during watering. The swimming pool with sun tanning area is isolated from the rest of the house and neighbours ideal for privacy. The large, heated, salinated pool is right next to a deck and lawn and garden, making it ideal for hosting fun outdoor pool

parties. The pool comes with a smart, electric cover, for worry free pool protection. Sun tanning area can hold upto 4 fully reclined chez lounges. This area also features a storage area, shower and dryer racks so you do not need to bring outside clothing, toys or mattresses inside. The custom made outdoor BBQ area is close to the kitchen and allows for outdoor grilling pool parties. The outdoor kitchen has a sink, storage area, and custom task lighting. The BBQ area is equipped with a traditional (coal) grill, but also with special order American gas grill. The spacious double garage and adjacent parking area allows to park 3 cars for daily use, and 5-6 cars with maximum storage use.

This property was built and recently updated to maximize the use of smart-house technology. Smart-house technology inside the house include: HEPA air purifying, heated floors, heating, surveillance both inside the house as well as outside, around the house music and radio system, and security system. Smart-house technology outside the house include: temperature control of swimming pool and water system. The house was also fitted with the latest solar panel technology installed under two years ago, solar power provides sufficient energy for swimming pool heating and circulation, as well as house heating. There is potential to increase solar power output with installation of additional solar panels. The property is equipped with high-speed internet all around the property, additional routers were installed in garden and swimming pool area to increase speed in these areas. The property was designed to suit owners who travel frequently, as flooding, motion sensors, and recently installed energy use monitor can make it easier to check up on the house while away. Technology that could not be turned into smart-house technology was simplified by owner to insure that anyone can use it with ease.

Map

