



For Sale, House, Mansion/Villa, Limassol, Germasogeia, 918.20m², 1,039m²

For Sale : € 7,000,000

Description

Luxurious modern smart house, set against beautiful sea and mountain views. A feature of elegant touch with the presence of multiple fountains. The front of the house is adorned with three fountains, adding a touch of grandeur and sophistication. Additionally, there are two fountains in the swimming pool area plus two tall water fountains by the swimming pool, enhancing the overall ambiance of the outdoor space, along with a fountain at the entrance hall, welcoming guests with a sense of tranquillity and elegance.

At night it offers a panoramic view of Limassol city.

The house consists of a game room and a gym, each with their own toilets for added convenience. All 4 bedrooms feature their own steam/massage cabinets equipped with speakers, bluetooth, USB, and foot massage capabilities. The master's bedroom bathtub is equipped with a jacuzzi and TV. The entrance hall of the house features a dome structure with a toilet for guests' comfort. Beyond the entrance lies a double-height dome area, measuring 9m by height, 6m by width and 11m in length, creating a stunning architectural focal point within the home, decorated with two crystal chandeliers measuring 2.5 metres long.

A smart house with centralised control of lighting, security door phone system, and music system through the KNX internet system with wall screens at the entrance hall, kitchen, game room and in all bedrooms providing an integrated seamless experience. With KNX technology, users can manage and customise various aspects of the home environment using a central control or mobile apps.

The residents can adjust and automate lighting levels based on the residents preferences or schedule, enhancing comfort and energy efficiency. The security system includes sensors, cameras, and alarms that can be monitored and controlled remotely for enhanced safety and peace of mind. The curtains can also be operated by the wall screens of the KNX system. The doorphone system allows convenient visitor management, with the ability to see and communicate with guests from anywhere in the house or even remotely. The music system integrated by KNX system enables residents to enjoy customised audio experiences throughout the house, with flexibility to control volume and playlists in different rooms.

By integrating these devices and using smart sensors, smart houses can optimise energy usage, enhance security, provide personalised comfort settings, and offer greater control and flexibility of home environment.

The garden has solar lighting and solar/decorative lighting throughout the garden of the house.

The house is equipped with a modern lift providing access to the basement, ground floor, and first floor, offering convenience and accessibility for residents and visitors alike. The lift allows for easy transportation between different levels of the house, enhancing comfort, and functionality. The feature is especially beneficial for individuals with mobility concerns or when moving heavy items between the floors. The modern lift is designed with safety features and sleek aesthetics to compliment the overall design of the house.

The modern house has a floor heating which is a popular and efficient method of heating in order to provide warmth throughout the space. This system typically consists of electric heating cables or water-filled pipes embedded in the floor, which radiates heat upwards to create a comfortable and uniform temperature in the rooms. Floor heating offers several advantages, such as energy efficiency, improved indoor air quality, and the elimination of visible radiators or heating vents, making it a favoured choice for modern home owners. In addition to the floor heating, the house also incorporates a Variable Refrigerant Volume (VRV) air conditioning, complete with an alternative heating to the floor heating system for efficient cooling and heating climate control. The VRV system allows for individual temperature control in different zones of the house, offering personalised comfort while conserving energy. This technology provides precise cooling or heating based on the specific requirements of each area, enhancing overall climate control and energy efficiency in the home.

The house is also equipped with solar panels with a 10KW capacity designed to harness



renewable solar energy to power homes' electrical needs. The solar panels are installed on the roof, to capture the sunlight and convert it into electricity through photovoltaic technology. The 10KW capacity indicates the maximum power output that the solar panels can generate under ideal conditions, providing a significant source of clean and sustainable energy for the household. This setup can help reduce the home's reliance on traditional grid electricity, lower energy costs, and contribute to a more environmentally friendly lifestyle.

Details

Property Type: **House** Status: **Available** [Website](#)

Main Features

Property Subtype: **Mansion/Villa** Construction Stage: **Completed** Construction Year: **2025**
Bedrooms: **4** Bathrooms: **4** Furnished: **Fully Furnished**

Area

Internal Area: **851m²** Covered Verandas: **67m²** Uncovered Verandas: **180m²**
Covered Area: **918m²** Plot Area: **1,039m²** Total Area: **1,098m²**

Further Details

Alarm, Secure Door, Home Office, Separate Laundry Room, Maids Room, Elevator, Fireplace, Private Swimming Pool, Storage Space, Smart Home, Server Room, Water, Electricity, Air Condition, Sea View, Mountain View



Gallery

























