



**VIVO**  
REALTY

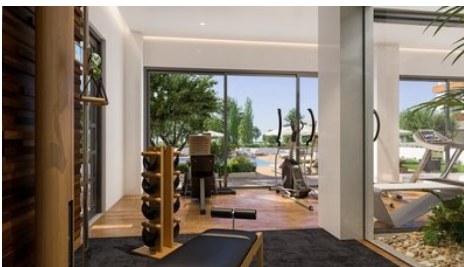


## **TWO BEDROOM APARTMENT IN A LUXURY COMPLEX 500 M FROM THE SEA IN P. GERMASOGEIAS**

 [Limassol, Potamos Germasogeias](#)

**1176104**





|                        |                                   |                |                    |
|------------------------|-----------------------------------|----------------|--------------------|
| <b>Rent</b>            | €5,000 +VAT /month                | <b>Type</b>    | Apartment          |
| <b>Bedrooms</b>        | 2                                 | <b>Covered</b> | 111 m <sup>2</sup> |
| <b>Covered veranda</b> | 22 m <sup>2</sup>                 | <b>Status</b>  | Key ready          |
| <b>Area</b>            | Limassol, Potamos<br>Germasogeias |                |                    |

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## Description

Two bedroom apartment of 89 sq.m internal area and 22 sq.m covered veranda located in a new luxury complex just 500 M from the sea in tourist area of Limassol.

(ONLY FOR COMPANY TENANCY)

and a prepayment for six months is an additional requirement plus common expenses

About the project:

Residential Complex comprises of luxury apartments and houses and is located in Germasogeia, Limassol.

Main building has 19 apartments on 5 floors, with additional common spaces at the ground and underground floor levels.

Common spaces are a luxury entrance lobby, open and closed areas of playground and everyday workout, shower rooms and an external swimming pool of 20 m length. There is a covered parking with additional and separate bicycle parking spots.

The last floor of the building consists of two penthouses, with their own separate roof garden and rooftop jacuzzi.

Each of the apartments is assigned a separate spacious storage room at the underground level. Both penthouses have additional storage space situated on their roof gardens.

Ground floor level:

LOBBY area is designed using exquisite materials, including superior quality marble and real wood.

RECREATIONAL ACTIVITIES:

Special designed playground with easy access to a secured outdoor area for children to play on

Closed gym area with top quality equipment and an outdoor area for CrossFit workout, both with specialized gym



## flooring

Outdoor swimming pool of 20m length and deck flooring at the pool area

Kiosk with pool bar

Surrounding landscaped green area at the property is giving both privacy and a sense of wellbeing

## TECHNOLOGIES AND INTERIOR FURNISHINGS

Entrance doors: Fire resistant with security locks and audio video entry system

Access Control: Gated common entrances

Air conditioner: Fully air-conditioned with hidden mechanisms on living rooms and kitchens and wall type on bedrooms.

Heating: Underfloor heating system

Water Tanks: Placed on the underground level ensuring consistent temperature

All build in furniture: Top quality Italian made

Kitchen: All installed appliances are of Bosch brand

## STRUCTURAL SPECIFICATIONS (EXTERIOR & INTERIOR)

Exterior Walls: 25 cm thick double drywall system, durable and fire resistance, thermal insulated and sound isolated

Interior Walls: 10 cm thick drywall system, durable, sound isolated with waterproof finishes on all wet areas.

Windows and Veranda access Doors : Aluminium thermal frame of dark grey colour with double thermal glass

Floors in living rooms, kitchens & bathrooms : Italian tiles of supreme quality

Floors in bedrooms: High quality laminated wood parquet

Exterior Paints: Grafiato textured finished

Interior Paints: User friendly paints with premium result and everlasting color



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## Facilities

Pool, Private

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## Features

Double glazing

Veranda