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# MODERN TWO BEDROOM APARTMENT IN POTAMOS GERMASOGEIAS

Potamos Germasogeias, Limassol

€914,400 +VAT























# **Overview**

## **Specifications**

<b>2</b>	<b>™</b> 1	[] 86 m <sup>2</sup>
Bedrooms	Bathrooms	Covered

Туре	Apartment	Status	Under construction
Showers	1	Year of construction	2026
Toilets	2	Structure	Concrete
Covered veranda	26 m <sup>2</sup>	Energy efficiency rating	<b>∂</b> A+

### **Description**

Experience modern coastal living in this stunning 2-bedroom luxury apartment, ideally located in the sought-after area of Potamos Germasogeias. Just minutes from the beach and close to all essential amenities, this stylish residence offers the perfect blend of comfort, convenience, and elegance.

Spacious open-plan living and dining area with high-end finishes.

Two generously sized bedrooms with fitted wardrobes.

Master bedroom with en-suite bathroom.

Large private veranda – perfect for relaxing or entertaining.

Underfloor heating & VRV air conditioning system.

Secure gated complex with private parking & storage room.

Communal swimming pool, landscaped gardens, and gym.

Walking distance to the beach, shops, cafes, and restaurants.

Whether you're looking for a permanent residence, a holiday retreat, or a high-return investment, this apartment delivers luxury and lifestyle in one of Limassol's most prestigious neighborhoods.





# **Additional information**

### **Facilities**

Aircondition, Central system Childrens playground Elevator

Gated complex Gym Heating, Central

Landscaped garden Parking, Underground Solar photovoltaic panels

Solar water heater Storage

**Features** 

Balcony, back Balcony, front Bath

Bicycle parking Breakfast bar Bright

City view Combined kitchen and dining Connected to electric mains

area

Corner Double glazing Easy access to highway

Easy access to main roads Electric car charger En suite bathroom

Energy efficient doors/windows Entrance gate, automated Entrance hall

Fitted wardrobes Garden Handicap accessible

Internet Investment opportunity Kitchen island

Luxury specifications Modern design Municipal water/sewage

Near amenities Near bus route Next to green area

Open plan Painted Pipe-in-pipe plumbing system

Pressurized water system Rental potential Sea front

Shower Thermal insulation Veranda, front

Veranda, large Walking distance to beach

### Contact us



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