



**VIVO**  
REALTY

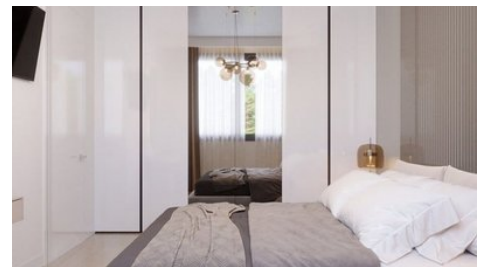
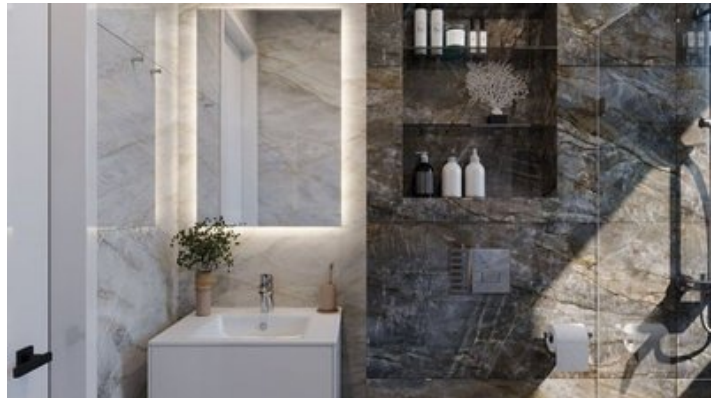


## 3-BEDROOM PENTHOUSE WITH SEA, MOUNTAIN AND CITY VIEW IN LIMASSOL TOURIST AREA

📍 [Limassol, Potamos Germasogeias](#)

179824





|                                 |                                   |                    |                   |
|---------------------------------|-----------------------------------|--------------------|-------------------|
| <b>Price</b>                    | €1,150,000 +VAT                   | <b>Type</b>        | Apartment         |
| <b>Bedrooms</b>                 | 3                                 | <b>Bathrooms</b>   | 2                 |
| <b>Covered</b>                  | 120 m <sup>2</sup>                | <b>Roof garden</b> | 82 m <sup>2</sup> |
| <b>Covered veranda</b>          | 35 m <sup>2</sup>                 | <b>Status</b>      | Off plan          |
| <b>Energy efficiency rating</b> | A                                 | <b>Floor</b>       | Top floor / 5     |
| <b>Area</b>                     | Limassol, Potamos<br>Germasogeias |                    |                   |

## Description

A 3 bedroom penthouse within a contemporary residential project in Potamos Germasogeia tourist area of Limassol, just 600 meters from the beach. It is conveniently located within walking distance to all necessary city amenities, yet tucked away from the hustle and bustle of the seafront road.

The common facilities include a swimming pool, barbecue area, covered and uncovered parking areas, storage area, an electric vehicle charging point and green areas.

The complex benefits from secure gated entrance and video intercom entry system to all units. This property has a private pool on the roof terrace and 2 parking spaces. The large verandas and rooftop terraces provide beautiful views to the mountains and the city.

Major advantages:

- . walking distance to city's amenities and the beach
- . gated entrance to the complex
- . common swimming pool
- . electric vehicle charging point
- . photovoltaic electricity producing system
- . built-in wardrobes and kitchens (manufactured in Italy)
- . VRV air conditioning system
- . underfloor water heating system
- . security fireproof entrance doors
- . aluminum double glazed windows of a high thermal and sound insulation

Characteristics of the apartment:

- . open plan kitchen and living area
- . 3 bedrooms
- . 2 bathrooms
- . covered veranda 35 m<sup>2</sup>
- . internal area 120 m<sup>2</sup>
- . total covered area 155 m<sup>2</sup>
- . terrace with the pool 82 m<sup>2</sup>
- . 2 private parking spaces

. private storage

Estimated Completion: Dec 2024



## Office Properties

Office Administrator

✉ info@vivorealty.com.cy

☎ (+357) 25871010

## Facilities

Aircondition, Central system

Parking, Covered

Storage

Heating, Underfloor

Pool, Private

Gated complex

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## Features

Thermal insulation

Easy access to highway

Bright

Open plan

Double glazing

Modern design

Near amenities

Easy access to main roads

Combined kitchen and dining area

City view

Mountain view

Veranda

Walking distance to beach

Roof Garden

## Floor plans

