

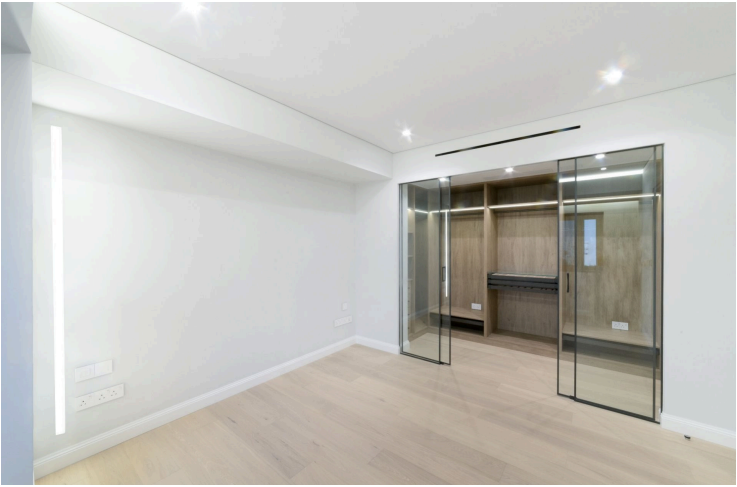
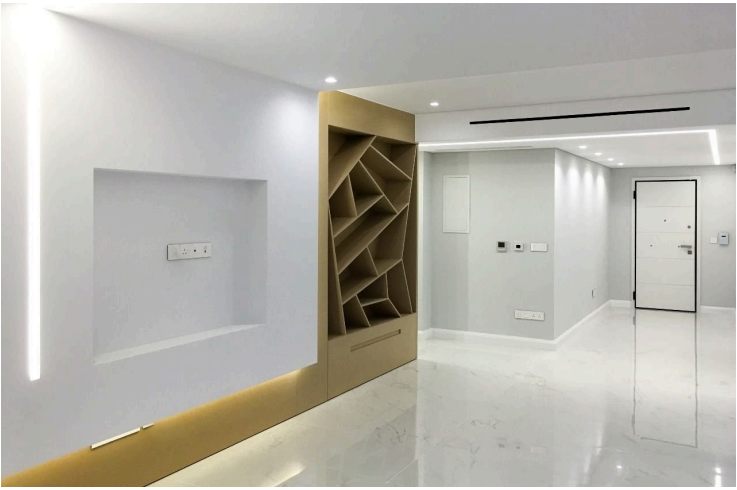
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# TOP FLOOR APARTMENT IN POTAMOS GERMASOGEIAS 30m FROM THE SEA!

 Potamos Germasogeias, Limassol

€950,000





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 1

Covered

 132 m<sup>2</sup>

Type	Apartment
Showers	2
Toilets	4
Status	Resale

Title deed	Yes
Furnished	Unfurnished
Energy efficiency rating	 A

## Description

Modern design apartment of 132 m2 is now available for sale in the desirable area of Potamos Germasogeias. Located on the top floor and this charming residence offers three comfortable bedrooms and a well-appointed bathroom, making it ideal for families or professionals seeking a modern living space.

The apartment offers bespoke design, crafted with high-end finishing such as marble, granite stones, real wood floors, open plan fully equipped kitchen with Bosch Electrical Appliances (hob controlled through wi-fi), and a Granite Kitchen Island. Spacious living/siting area a guest w/c. One master bedroom with en-suite bathroom with jacuzzi and a large glazed walk-in closet, 2 additional double bedrooms with en-suite bathrooms. A large outdoor veranda, accessed from the living room area via fully folding glazed doors. Property total covered area 157m<sup>2</sup> - indoor area 132m<sup>2</sup> - Veranda area 25m<sup>2</sup> - Gated parking.

The apartment is equipped with a central air conditioning system and underfloor heating, ensuring year-round comfort. The unfurnished layout provides you with the opportunity to create a space that reflects your unique style.

Apartment Features:

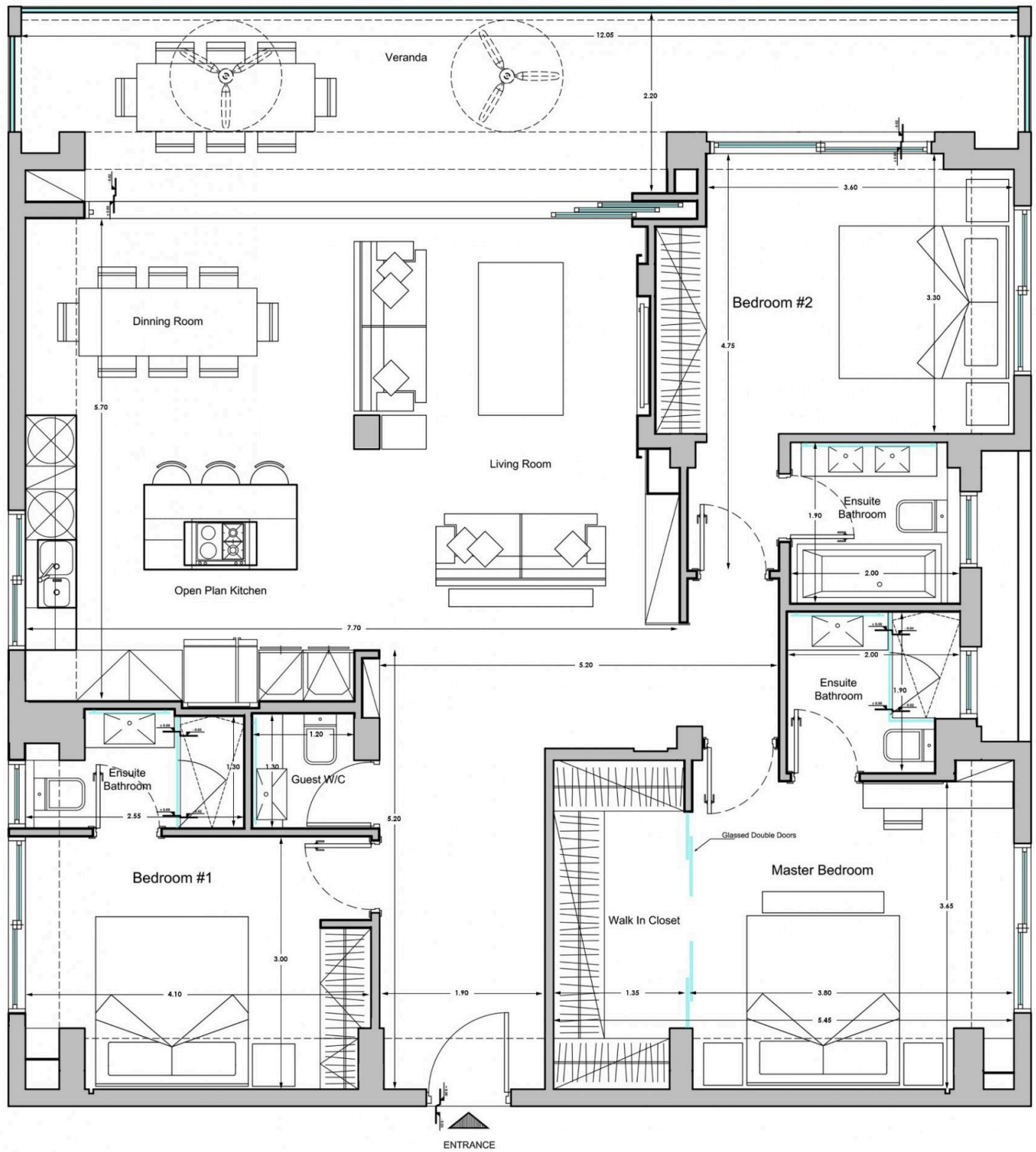
- Duct Mounted Air Conditioning - Under Floor Heating controlled through Wi-Fi - Marble Floors - Wooden Floors in Bedrooms - Walk-in closet - Inter graded Wardrobes - Jacuzzi tub in the bathroom & water jets in the showers - Fully equipped kitchen with Bosch Electrical Appliances (hob controlled through wi-fi) - Granite Kitchen Island - Wine cooler - Security Door - Alarm System - Veranda Integrated Ceiling Fans - Integrated Lighting throughout - Wall-mounted designer mixers - Solar Panel for hot water - Sound Proof - Aluminium Double Glassed Windows - Energy Efficient - Mosquito Nets

Potamos Germasogeias area is a vibrant neighbourhood known for its lively atmosphere. You'll find a variety of amenities, including shops, cafes, and restaurants, supermarkets just a short walk away. Additionally, the location provides quick access to the highway, making it easy to explore the surrounding areas.





# Floor plans



# Additional information

## Facilities

Aircondition, Split system

Elevator

Heating, Underfloor

Parking, Uncovered

Solar water heater

## Features

Bath

Combined kitchen and dining area

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

En suite shower

Fitted wardrobes

Guest WC

Luxury specifications

Marble flooring

Modern design

Near amenities

Near bus route

Rental potential

Sea view

Smart home automation

Spacious rooms

Walking distance to beach

## Contact us



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