



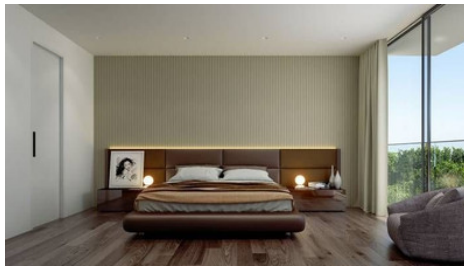
VIVO
REALTY



MODERN THREE BEDROOM LUXURY APARTMENT IN POTAMOS GERMASOGEIAS

 [Limassol, Potamos Germasogeias](#)

50175964



Price	€720,000 +VAT €900,000	Type	Apartment
Bedrooms	3	Covered	195 m ²
Covered veranda	45 m ²	Year of Construction	2020
Status	Key ready	Floor	1 / 3
Area	Limassol, Potamos Germasogeias		

Description

The project is located in a very quiet and desirable neighbourhood in Germasogeia, close to amenities (supermarkets, restaurants, schools, etc) and a short walk from the beach and 'Dasoudi' park along the seafront. The development affords easy access to Limassol City Centre and the highway that in turn provides high connectivity to both airports and the rest of the island.

The project is arranged over four floors. The ground floor area is allocated to a generously sized entrance lobby, covered parking for 6No. cars and 3No. store rooms. Controlled access points are located for both vehicular and pedestrian entry/ exit. The floors above generate 3No apartments. One three-bedroom apartment per floor. The third floor apartment has exclusive use of the roof garden including a sun lounge and plunge pool.

Each apartment with a total internal space of 150 sm, and an additional covered balcony of 45 sm will provide to the residents a comfortable and pleasant way of living.

The apartments offer three bedrooms of adequate size, with an un suite in the master bedroom, a master bathroom and a guest toilet. A modern open plan kitchen, and a large dining / living area. The ample space of the balcony, comfortably allows for dining and sitting arrangements.

Two parking spaces and a large storage room will be offered for each apartment.

The architectural concept is driven by the need to exploit the southerly aspect and views. For that reason the open plan living, dining and kitchen areas employ a highly transparent glazed façade that visually links and opens out onto equally large covered verandas that better facilitate 'al fresco' living. The covered veranda projections also provide solar shading thus reducing the cooling loads on the building. Furthermore, sliding vertical shading panels animate the façade and provide shade and privacy to the verandas.

Volumetrically the building expresses and distinguishes the internal zoning regime that separates day and night zones. Externally the building provides clear identities for the apartments through simple architectural gestures. Through the use of fair face concrete elements used horizontally the design better defines the extent of each apartment. The stair is expressed and provides a clear separation between the served and servant spaces.

The intention through the overall material and texture palette is to render simplicity of form.

Apartments

- Smart Home Functionality (KNX)
- Wooden / Marble Floors
- Double Glazed Thin Line Aluminum Windows
- Security Entrance Door
- Alarm System
- Italian Kitchen/Wardrobes/Doors

Building

- Gated Entrance
- Video Phone

•CCTV in Lobby & Parking Area



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Facilities

Aircondition, Split system

Parking, Covered

Storage

Heating, Central

Elevator

Features

Next to green area

Fitted wardrobes

Bright

Alarm system

Guest WC

Quiet Area

Luxury specifications

Panoramic view

Walking distance to beach

Near amenities

Balcony

Door screen

City view

Double glazing

Veranda, large

En suite Bathroom

Modern design

Sea view

Near bus route

Barbeque

Distances

Amenities

300 m

Sea

700 m