



**VIVO**  
REALTY



## **NEW ONE BEDROOM FLAT IN POTAMOS GERMASOYIAS FOR SALE**

 [Limassol, Potamos Germasogeias](#)

**66178688**



<b>Price</b>	€380,000 +VAT	<b>Type</b>	Apartment
<b>Bedrooms</b>	1	<b>Bathrooms</b>	2
<b>Covered</b>	75.55 m <sup>2</sup>	<b>Covered veranda</b>	38.34 m <sup>2</sup>
<b>Year of Construction</b>	2021	<b>Status</b>	Under construction
<b>Energy efficiency rating</b>	A	<b>Floor</b>	7 / 7
<b>Area</b>	Limassol, Potamos Germasogeias		

## Description

The Building is part of gated complex, located in a very sought-after area of Potamos Germasoyias, just 200m from a sandy beach, and attracts European and non-European investors.

It is positioned in a tranquil spot on the outskirts of both the town and the tourist areas, setting the scene for a highly exclusive residence. The Limassol/Nicosia highway is within easy reach, enabling travel to all other towns and Larnaca and Paphos Airports, thus avoiding the town center.

Its proximity to the beach and all essential amenities nearby, i.e., Banks, Restaurants, Retail Shops, Supermarkets, Café's, Cineplex Cinema, Water sports, and other amusements, makes this ideal location for both residential and holiday living.

It is built in a modern design to ensure good views from all verandas.

The apartments are very spacious and functional and are constructed to the highest specifications, ensuring maximum advantage of light and views.

Includes all Facilities:

- Communal Swimming Pool ( with Showers & WC ) and Gym
- Landscaped Gardens
- Ample parking ( Both covered & uncovered )
- Children's play area
- 2 gated private roads to ensure a safe and secure environment –

This project, is built to the high specifications, in accordance to the Town and Country Planning Departments building regulations and include the following:

- Anti-Seismic Construction
- Full time caretaker/security guard
- Maintenance team for pool & gardens
- Bore hole servicing automatic irrigation system

Delivery June 2022



[vivorealty.com.cy](http://vivorealty.com.cy)



## Office Properties

Office Administrator

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## Facilities

Parking, Covered

Gym

Gated complex

Outdoor shower

Indoor pool, Communal

Storage

Landscaped garden

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## Features

Shower

Easy access to main roads

Combined kitchen and dining area

Fitted wardrobes

Garden, large

Bright

Laminate flooring

Veranda, large

En suite Shower

Modern design

Near amenities

Sound insulation

Easy access to highway

High ceilings

Entrance gate

Pressurized water system

Kitchenette

Double glazing

Quiet Area

Luxury specifications

Walking distance to beach

## Floor plans

