

8184076

ELEGANT DUPLEX UPPER LEVEL HOME IN P. GERMASOGEIAS

📍 Potamos Germasogeias, Limassol

€375,000





Overview

Specifications

Bedrooms

 **3**

Bathrooms

 **1**

Covered

 **166 m²**

Type	Apartment
Showers	1
Toilets	3
Covered veranda	16 m²
Uncovered veranda	72 m²
Status	Resale

Year of construction	2009
Title deed	Yes
Furnished	Unfurnished
Structure	Concrete
Energy efficiency rating	 B+

Description

Discover refined coastal living in this spacious duplex upper-level residence, situated in Potamos Germasogeia—one of Limassol's most sought-after neighborhoods. Perfectly positioned near essential amenities and with convenient motorway access, this home combines luxury with everyday practicality.

The main level welcomes you with a generously proportioned lounge and formal dining area, flowing seamlessly into an open-plan fitted kitchen and cozy family sitting area complete with a charming fireplace. Expansive verandas wrap around the property, creating an ideal outdoor entertaining space with a dedicated BBQ area—perfect for al fresco dining and relaxation.

Ascend to the upper level to find three well-appointed bedrooms, including a master suite with private en-suite shower. A modern family bathroom and an additional spacious veranda complete this floor, offering serene outdoor retreat space.

Throughout the home, air conditioning units ensure year-round comfort in every room.

****Additional Benefits:****

- Title deeds available
- Prime location in prestigious Potamos Germasogeia
- Easy access to beaches, schools, shopping, and dining
- Excellent motorway connectivity
- 9 minutes walking to the sea side



Additional information

Facilities

Parking, Uncovered

Solar water heater

Features

Balcony

Balcony, front

Below market value

Bright

Ceramic tiles

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

En suite shower

Fitted wardrobes

Garbage disposal

Granite countertops

Guest WC

Internet

Investment opportunity

Kitchen appliances

Kitchen island

Municipal water/sewage

Near amenities

Open plan

Pipe-in-pipe plumbing system

Quiet area

Rental potential

Spacious rooms

Veranda

Veranda, back

Distances

Amenities



500 m

Airport



65 km

Sea



700 m

Public transport



200 m

Schools



500 m

Contact us



Sofia Geralis

 (+357) 99408353

 sgerali@vivorealty.com.cy

