

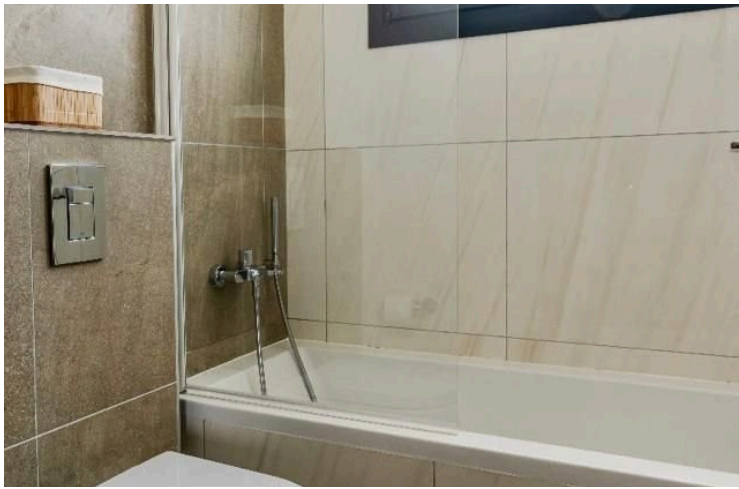
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LUXURY 2 BEDROOM APARTMENT WITH COMMON POOL AND GARDEN

📍 Potamos Germasogeias, Limassol

€620,000





Overview

Specifications

Bedrooms

 2

Bathrooms

 1

Covered

 110 m²

Type	Apartment
Toilets	2
Covered veranda	32 m²
Status	Resale

Year of construction	2019
Furnished	Fully furnished
Structure	Concrete
Energy efficiency rating	 A

Description

Set in the prestigious Germasoyia tourist district of Limassol, this elegant 2-bedroom apartment offers sophisticated living just moments from the Mediterranean Sea. This property represents both an ideal home and a smart investment opportunity.

These residence is an intimate, gated community of just 16 luxury apartments, designed for those who value privacy and refined living. The development is centered around a meticulously landscaped garden featuring a refreshing saltwater swimming pool. Residents can maintain their wellness routine in the well-equipped indoor-outdoor gym, relax in the rejuvenating sauna, or enjoy a friendly match at the table tennis area.

The property's coveted location in Germasoyia puts you within walking distance of Limassol's pristine beaches, while the surrounding area offers an abundance of restaurants, shops, and amenities. Available for either purchase or rental, this apartment presents an exceptional opportunity to secure your place in one of Limassol's most sought-after residential complexes.

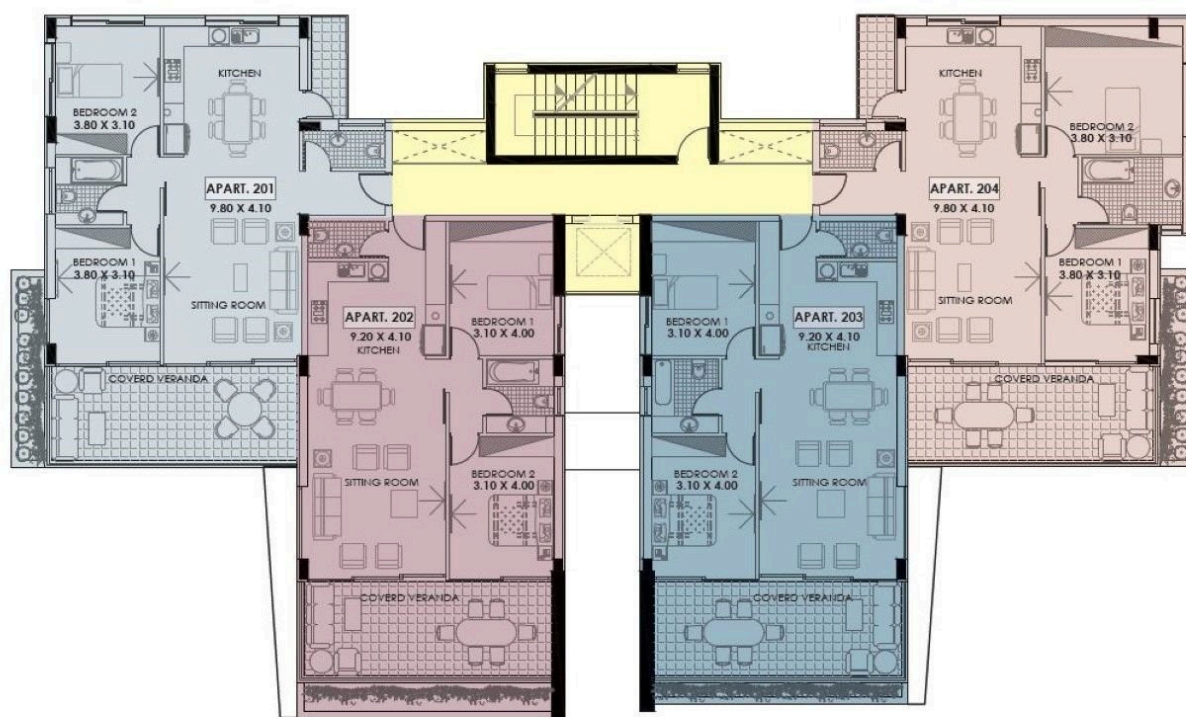
Property Features:

- 2 bedrooms
- 1 main bathroom and 1 guest toilet
- Spacious open-plan living and dining area
- Premium Italian kitchen
- Large covered veranda
- Underfloor heating and VRV air-conditioning
- Private parking space and storage room
- Energy Efficiency Class A



Floor plans

2ND FLOOR



Residence No	Bedrooms	Covered area m ²	Covered Veranda m ²	Uncovered Veranda m ²	Storage m ²	Covered Parking	Uncovered Parking	Total Covered area m ²
201	2	115	32	-	4	1	-	151
202	2	110	32	-	3	-	1	145
203	2	110	29	-	3	-	1	142
204	2	121	32	-	3	-	1	156



Additional information

Facilities

Aircondition, Split system

Gym

Outdoor shower

Sauna

Childrens playground

Heating, Central

Parking, Uncovered

Solar water heater

Gated complex

Landscaped garden

Pool, Communal

Storage

Features

Alarm system

Bright

Connected to electric mains

Easy access to main roads

Garbage disposal

Guest WC

Investment opportunity

Modern design

Near bus route

Pressurized water system

Veranda

Balcony

CCTV

Double glazing

Entrance gate

Garden

Heart of city center

Kitchen appliances

Municipal water/sewage

Open plan

Quiet area

Balcony, back

Combined kitchen and dining area

Easy access to highway

Fitted wardrobes

Garden, large

Internet

Luxury specifications

Near amenities

Pipe-in-pipe plumbing system

Sound insulation

Distances

Amenities



200 m

Airport



65 km

Sea



600 m

Public transport



200 m

Schools



2 km



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