



Reference 10021

## 3 Bed Penthouse with roof garden & pool in Potamos Germasogeias area, Limassol

**€1,370,000** +VAT

Potamos Germasogeias, Limassol

3 Bedrooms | 4 Bathrooms | 116 m<sup>2</sup> Covered

### Description

- 3 bedrooms
- 4 W/C
- Internal Area 116m<sup>2</sup>
- Covered Verandas 29m<sup>2</sup>
- Roof Garden 128m<sup>2</sup>
- Covered Parking
- VRV A/C System
- Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"

|                          |                    |
|--------------------------|--------------------|
| Covered veranda          | 29 m <sup>2</sup>  |
| Roof garden              | 128 m <sup>2</sup> |
| Parking spaces           | 1                  |
| Energy efficiency rating | A                  |
| Year of construction     | 2027               |
| Status                   | Under construction |



## Facilities

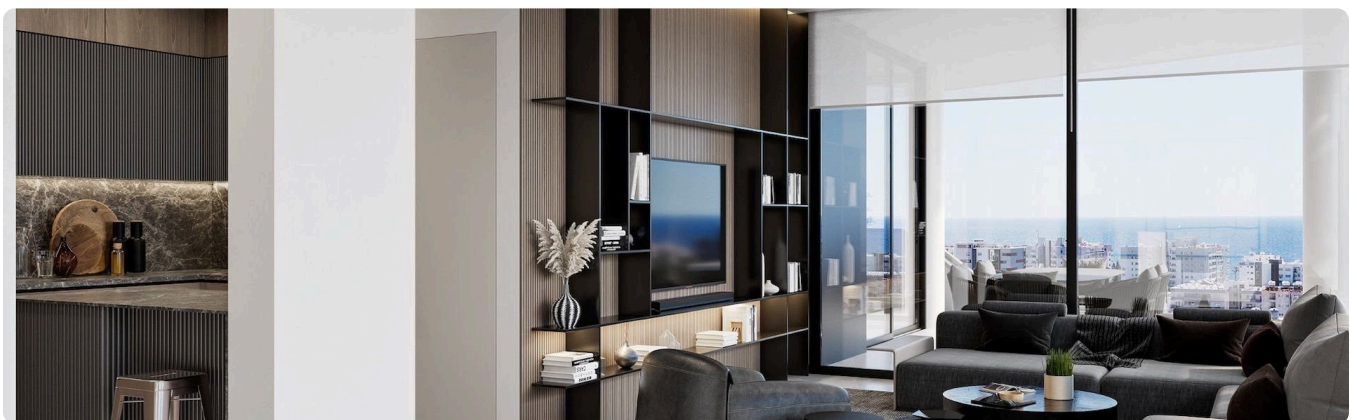
- ✓ Aircondition · Central system
  - ✓ Heating · Central
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Elevator
  - ✓ Childrens playground
  - ✓ Gym
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Solar photovoltaic panels
- 

## Features

- ✓ Veranda
  - ✓ Parquet flooring
  - ✓ Barbeque
  - ✓ CCTV
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Open plan
  - ✓ Lobby
  - ✓ 24-hour security
  - ✓ Sound insulation
  - ✓ Thermal insulation
  - ✓ Smart home automation
- 

## Gallery







## Floor plans



A2



FIRST  
FLOOR

A1



|         | Unit No | Bedrooms | Floor | Internal<br>Covered<br>Balcony<br>(sqm) | Covered<br>Balcony<br>(sqm) | Covered<br>Garden<br>(sqm) | Total<br>Covered Area<br>(sqm) | Uncovered<br>Verandas<br>(sqm) | Roof<br>Garden<br>(sqm) | Storage &<br>Common<br>(sqm) | Total Area<br>(sqm) |
|---------|---------|----------|-------|-----------------------------------------|-----------------------------|----------------------------|--------------------------------|--------------------------------|-------------------------|------------------------------|---------------------|
| BLOCK 1 | 101     | 2        | 1     | 92                                      | 29                          | 18                         | 139                            | 10                             | --                      | 30                           | 179                 |
|         | 102     | 2        | 1     | 85                                      | 20                          | --                         | 105                            | --                             | --                      | 29                           | 154                 |
|         | 103     | 3        | 1     | 110                                     | 30                          | 17                         | 157                            | --                             | --                      | 55                           | 192                 |
| BLOCK 2 | 101     | 1        | 1     | 55                                      | 22                          | 8                          | 85                             | 7                              | --                      | 19                           | 111                 |
|         | 102     | 1        | 1     | 50                                      | 22                          | 12                         | 84                             | --                             | --                      | 17                           | 101                 |
|         | 103     | 1        | 1     | 55                                      | 25                          | 15                         | 95                             | --                             | --                      | 19                           | 114                 |



SECOND / THIRD  
FLOOR

A2



SECOND / THIRD  
FLOOR

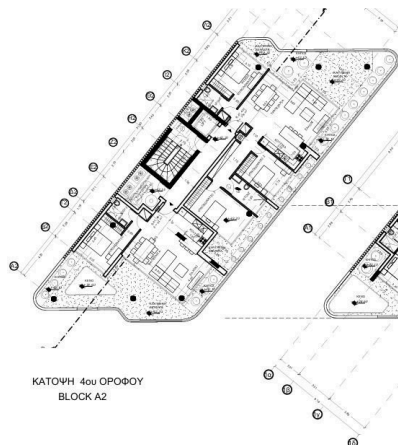
A1



| Unit No  | Bedrooms | Floor | Internal Covered Area m <sup>2</sup> | Covered Balconies m <sup>2</sup> | Covered Garden m <sup>2</sup> | Total Covered Area m <sup>2</sup> | Uncovered Verandas m <sup>2</sup> | Roof Garden m <sup>2</sup> | Storage & Common m <sup>2</sup> | Total Area m <sup>2</sup> |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | 201      | 2     | 92                                   | 29                               | 18                            | 139                               | -                                 | -                          | 30                              | 169                       |
|          | 202      | 2     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 29                              | 134                       |
|          | 203      | 3     | 110                                  | 30                               | 17                            | 157                               | -                                 | -                          | 35                              | 192                       |
|          | 301      | 2     | 92                                   | 29                               | 18                            | 139                               | 18                                | -                          | 30                              | 176                       |
|          | 302      | 3     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 29                              | 134                       |
| BLOCK A2 | 201      | 2     | 92                                   | 29                               | 18                            | 139                               | -                                 | -                          | 30                              | 169                       |
|          | 202      | 2     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 29                              | 134                       |
|          | 203      | 3     | 110                                  | 30                               | 17                            | 157                               | -                                 | -                          | 35                              | 192                       |
|          | 301      | 2     | 92                                   | 29                               | 18                            | 139                               | 18                                | -                          | 30                              | 176                       |
|          | 302      | 3     | 85                                   | 20                               | -                             | 105                               | -                                 | -                          | 29                              | 134                       |

FOURTH  
FLOOR

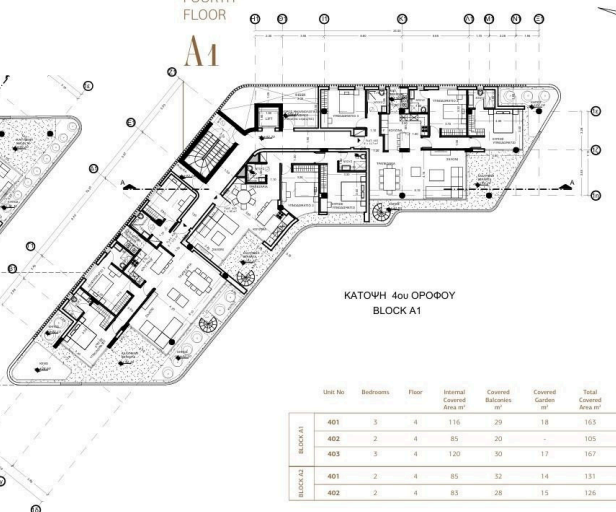
A2



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ  
BLOCK A2

FOURTH  
FLOOR

A1



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ  
BLOCK A1

| Unit No  | Bedrooms | Floor | Internal Covered Area m <sup>2</sup> | Covered Balconies m <sup>2</sup> | Covered Garden m <sup>2</sup> | Total Covered Area m <sup>2</sup> | Uncovered Verandas m <sup>2</sup> | Roof Garden m <sup>2</sup> | Storage & Common m <sup>2</sup> | Total Area m <sup>2</sup> |
|----------|----------|-------|--------------------------------------|----------------------------------|-------------------------------|-----------------------------------|-----------------------------------|----------------------------|---------------------------------|---------------------------|
| BLOCK A1 | 401      | 3     | 116                                  | 29                               | 18                            | 163                               | -                                 | 128                        | 38                              | 330                       |
|          | 402      | 2     | 85                                   | 20                               | -                             | 105                               | -                                 | 95                         | 29                              | 227                       |
|          | 403      | 3     | 120                                  | 30                               | 17                            | 167                               | -                                 | 74                         | 39                              | 280                       |
| BLOCK A2 | 401      | 2     | 85                                   | 32                               | 14                            | 131                               | -                                 | -                          | 26                              | 157                       |
|          | 402      | 2     | 85                                   | 28                               | 15                            | 128                               | -                                 | -                          | 22                              | 148                       |



FIFTH  
FLOOR

A2



ROOF  
GARDEN

A1



| Unit No. | Bedrooms | Floor | Internal<br>Covered<br>Area m <sup>2</sup> | Covered<br>Balconies<br>m <sup>2</sup> | Covered<br>Garden<br>m <sup>2</sup> | Total<br>Covered<br>Area m <sup>2</sup> | Uncovered<br>Verandas<br>m <sup>2</sup> | Roof<br>Garden<br>m <sup>2</sup> | Storage &<br>Common<br>m <sup>2</sup> | Total<br>Area<br>m <sup>2</sup> |
|----------|----------|-------|--------------------------------------------|----------------------------------------|-------------------------------------|-----------------------------------------|-----------------------------------------|----------------------------------|---------------------------------------|---------------------------------|
| 501      | 3        | 5     | 128                                        | 32                                     | 14                                  | 174                                     | -                                       | 98                               | 38                                    | 310                             |
| 502      | 3        | 5     | 114                                        | 28                                     | 15                                  | 157                                     | -                                       | 101                              | 40                                    | 298                             |

ROOF  
GARDEN

A2



ROOF

A1

