



Reference 10261

2 Bed Independent Penthouse with roof garden & pool in **€1,020,000 +VAT**  
Germasogeia, Limassol

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2 Bedrooms | 3 Bathrooms | 86 m<sup>2</sup> Covered

## Description

- 2 bedrooms
- 3 W/C
- Internal Area 86m<sup>2</sup>
- Covered Verandas 18m<sup>2</sup>
- Roof Garden 57.3m<sup>2</sup>
- Aux 39m<sup>2</sup>
- Swimming Pool
- Covered Parking
- Storage
- Underfloor Heating
- VRV Central A/C
- Energy Efficiency "A"
- 10 minutes' walk to bars, restaurants, nightclubs
- Walking distance to the beachfront

Covered veranda	18 m <sup>2</sup>
Roof garden	57.3 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2027
Status	Off plan



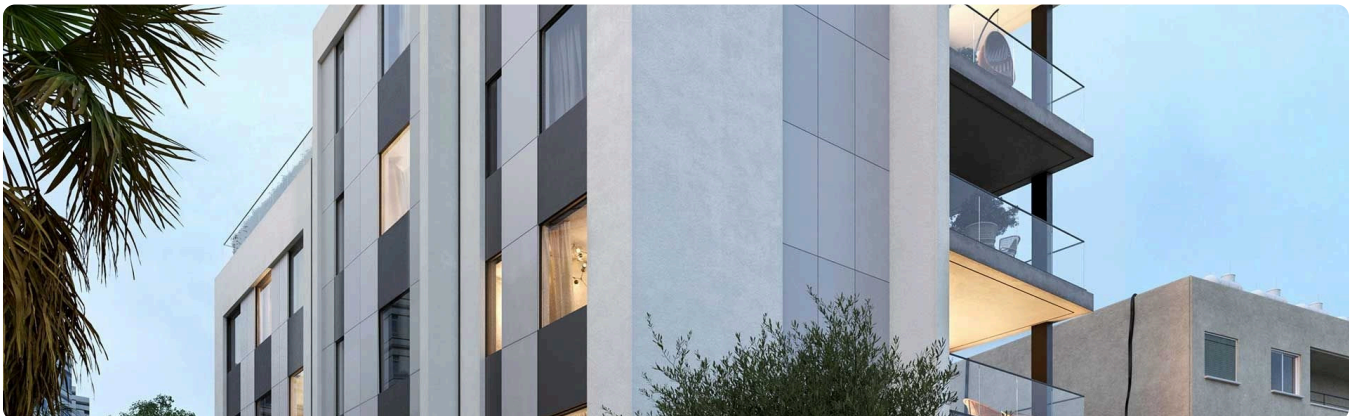
## Facilities

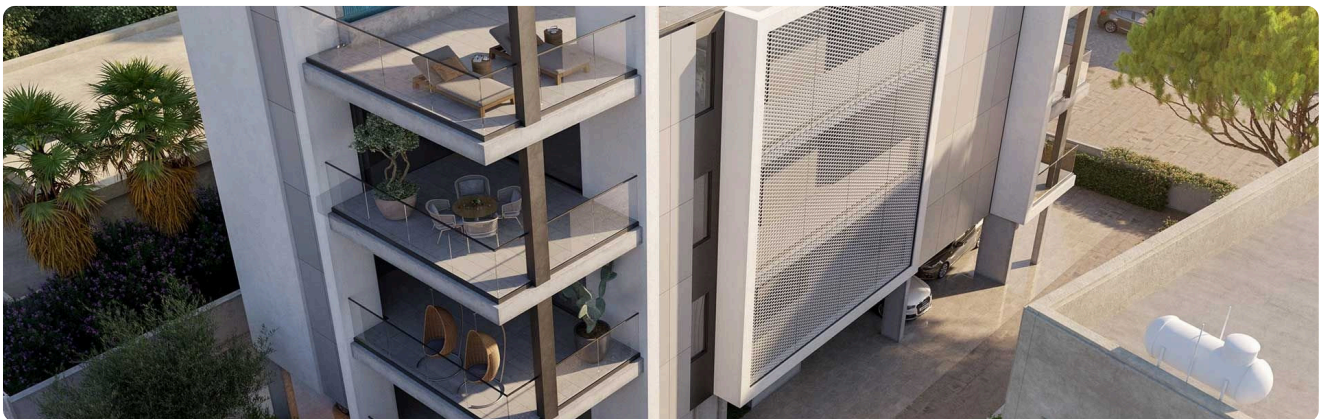
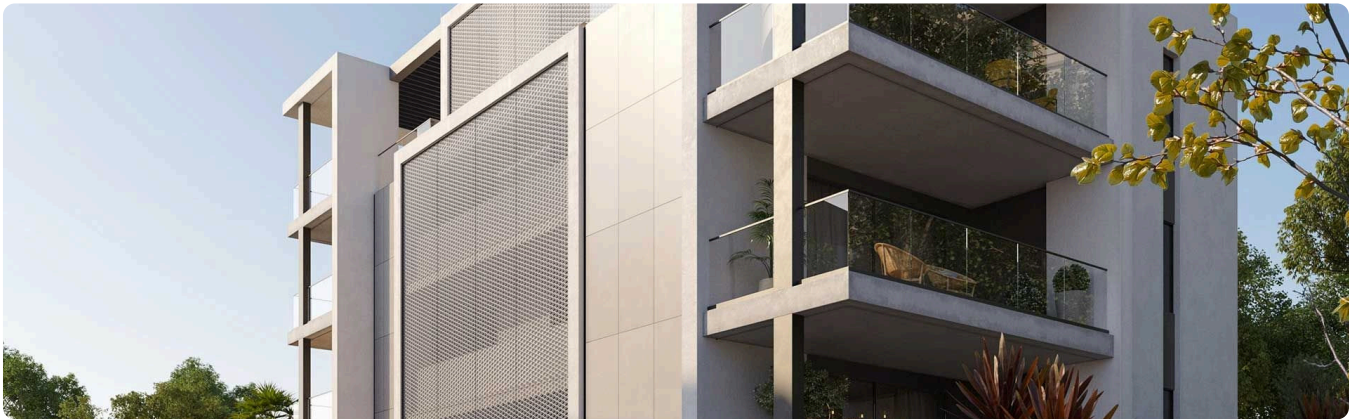
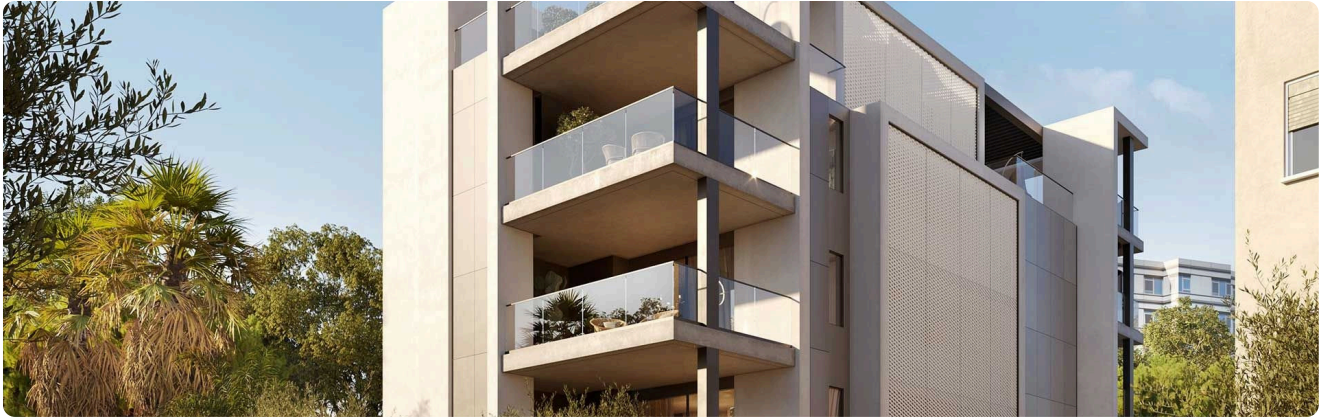
- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Storage
  - ✓ Solar photovoltaic panels (provision)
- 

## Features

- ✓ Veranda
  - ✓ Quiet area
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Thermal insulation
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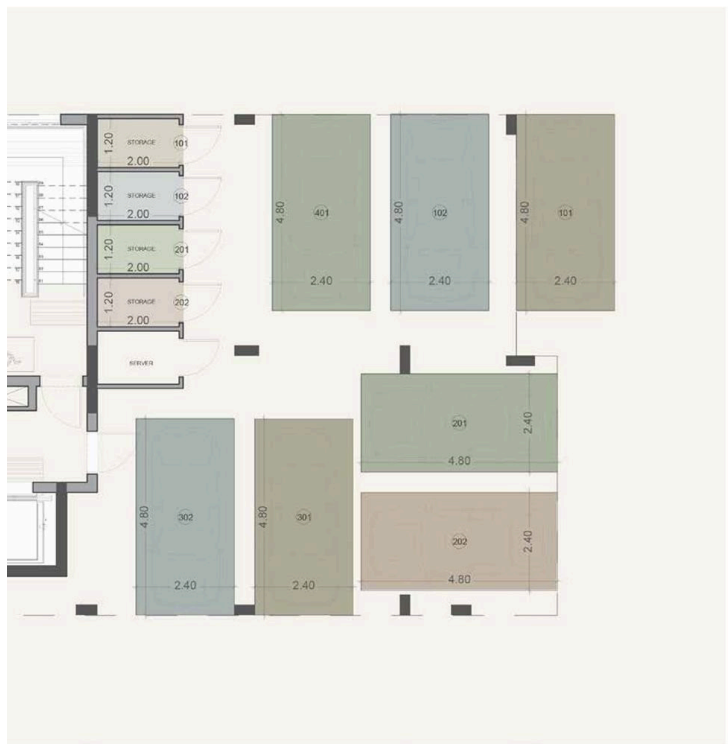
## Gallery





Floor plans

ground floor



floor 1



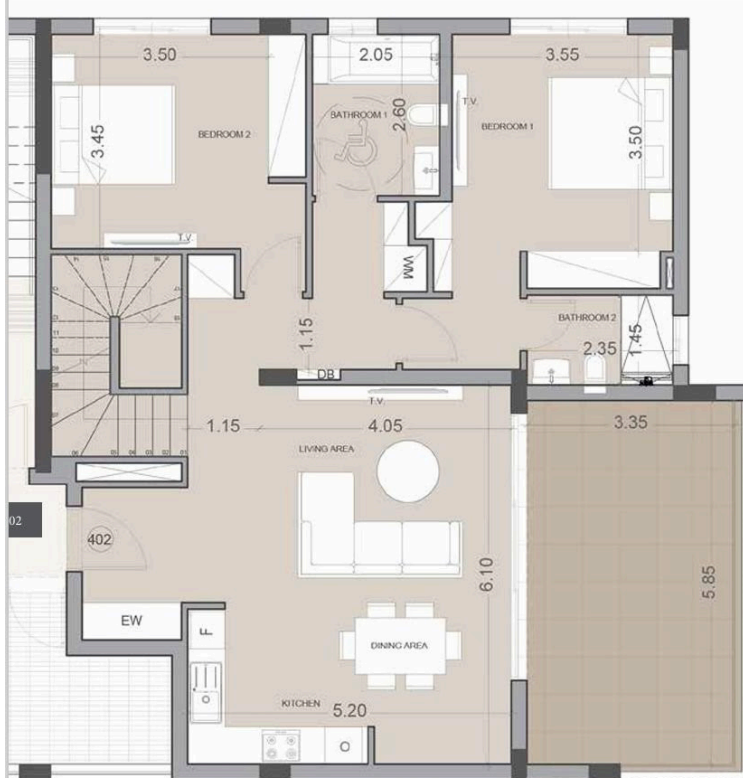
floor 2



floor 3



floor 4



## Roof garden

