



Reference 11039

## Luxury 3-Bedroom Apartment in Potamos Germasogeia, Limassol

**€895,000** +VAT

Potamos Germasogeias, Limassol

3 Bedrooms | 2 Bathrooms | 137 m<sup>2</sup> Covered

### Description

Discover the perfect blend of elegance and modern living in this stunning three-bedroom apartment, ideally located in the prestigious Potamos Germasogeia area.

#### Key Features:

- Bedrooms: 3
- Bathrooms: 2
- Internal Area: 137 m<sup>2</sup>
- Covered Veranda: 44 m<sup>2</sup>
- Floor Level: 4th
- Underfloor Heating & Full Air Conditioning
- Private parking & Storage Room

#### Property Highlights:

- Classic colonial architecture with premium materials and a

Covered veranda	44 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	B+
Year of construction	2022
Status	Key ready



thoughtfully designed layout

- High ceilings (3.10m) for a grand, spacious feel
- High-end finishes featuring marble, granite, parquet and premium woodwork
- Elegant balconies with wrought iron railings
- Hardwood windows complementing the classic exterior

Exclusive Amenities:

- Swimming pool with mosaic detailing
- Fully equipped gym & gender-specific saunas
- Secure gated complex with 24/7 video surveillance & concierge service



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Communal
  - ✓ Elevator
  - ✓ Childrens playground
  - ✓ Gym
  - ✓ Sauna
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Landscaped garden
  - ✓ Outdoor shower
  - ✓ Solar water heater
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## Features

- ✓ Veranda, large
  - ✓ Quiet area
  - ✓ Marble flooring
  - ✓ Barbeque
  - ✓ Rental potential
  - ✓ Luxury specifications
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Double glazing
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Balcony, front
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery





















