



Reference 11114

## Luxury 2-Bedroom Apartment in an Exclusive Seaside Tower – Germasogeia

**€4,500** /month

Potamos Germasogeias, Limassol

2 Bedrooms | 2 Bathrooms | 91 m<sup>2</sup> Covered

### Description

A fully furnished and equipped apartment in a premium residential complex designed by a top London firm.

Location: Germasogeia Tourist Area | Just a short walk from the beach and all essential amenities.

#### Property Details:

- Bedrooms: 2 | Bathrooms: 2
- Internal Area: 91 m<sup>2</sup>
- Covered Veranda: 27 m<sup>2</sup> with stunning panoramic sea views
- Master Bedroom: En-suite shower
- Floor Level: 4th | Building Height: 25 storeys
- Extras: Storage Room & Covered Parking

#### High-End Specifications:

Covered veranda	27 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2022
Status	Key ready



- VRV Air Conditioning & Underfloor Heating
- High Thermal & Sound Insulation Windows
- Italian Built-In Wardrobes & Kitchen Cabinets
- Bosch Electrical Appliances & Premium Sanitary Ware
- Security Entrance Door

Exclusive Amenities:

- Indoor & Outdoor Heated Pools
- Gym, SPA, Sauna & Steam Room
- Tennis Court & Landscaped Gardens
- Concierge & 24/7 Security
- Kids' Playroom & Underground Parking

Rental Terms:

- Rent: €4,500/month
- Common Expenses: ~€550/month
- Contract: Minimum 1 year
- Deposit: 2 months' rent
- Upfront Payment: 1 month's rent



## Facilities

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

- ✓ Next to green area
  - ✓ Veranda, front
  - ✓ Quiet area
  - ✓ CCTV
  - ✓ En suite shower
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Sea view
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Internet
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Pressurized water system
  - ✓ Bright
  - ✓ Balcony, front
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Floor-to-ceiling windows
  - ✓ Kitchen island
  - ✓ Entrance hall
  - ✓ Lobby
  - ✓ Breakfast bar
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Bathroom underfloor heating
  - ✓ 24-hour security
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery











