



Reference 12206

## Modern 3 Bedroom Townhouse in Potamos Germasogeias

**€730,000**

Potamos Germasogeias, Limassol

3 Bedrooms | 3 Bathrooms | 122 m<sup>2</sup> Covered

### Description

- 3 bedrooms
- 3 W/C
- Internal area: 122 m<sup>2</sup>
- Plot size: 170 m<sup>2</sup>
- Covered veranda: 22 m<sup>2</sup>
- Roof garden: 29 m<sup>2</sup>
- Private uncovered parking
- High ceilings (3.2 meters)
- Guest toilet
- VRV air conditioning system
- Underfloor heating
- Common swimming pool
- Landscaped gardens
- Located in Potamos Germasogeia just 600 meters from the sea
- Walking distance to all essential amenities

Townhouse Layout:

|                          |                    |
|--------------------------|--------------------|
| Plot                     | 170 m <sup>2</sup> |
| Covered veranda          | 22 m <sup>2</sup>  |
| Roof garden              | 29 m <sup>2</sup>  |
| Parking spaces           | 1                  |
| Energy efficiency rating | A                  |
| Year of construction     | 2019               |
| Status                   | Resale             |



- Ground Floor: Open-plan living and dining area, kitchen, guest toilet
- First Floor: 2 bedrooms, main bathroom with bathtub
- Top Floor: 1 bedroom with en-suite shower and access to an uncovered rooftop garden



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Uncovered
  - ✓ Pool · Communal
  - ✓ Gated complex
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Outdoor shower
  - ✓ Solar water heater
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## Features

- ✓ Guest WC
  - ✓ Veranda, back
  - ✓ Quiet area
  - ✓ Rental potential
  - ✓ En suite shower
  - ✓ Modern design
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Kitchen appliances
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Garden
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Fitted wardrobes
  - ✓ Entrance gate
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery









