



Reference 15579

Luxury 4+1 Bed Apartment in Potamos Germasogeias

€4,550,000 +VAT

Potamos Germasogeias, Limassol

4 Bedrooms

4 Bathrooms

211.6 m² Covered

Description

A Masterpiece of Luxury Just Steps from the Sea

Introducing an exceptional apartment in one of Limassol's most coveted coastal areas. This prestigious residence is part of a premium residential development celebrated for its architectural elegance, timeless design, and resort-style lifestyle.

Key Details:

- 4 + 1 bedrooms
- 4 W/C
- Internal Area: 211.6 m²
- Covered Verandas: 70.4 m²
- Covered BBQ Area: 58.4 m²
- Covered Sun Deck: 68.4 m²
- Covered Garden: 23.8 m²
- Total Covered Area: 432.6 m²
- Floor: 8

Covered veranda	70.4 m ²
Garden	23.8 m ²
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2026
Status	Under construction



- Underfloor heating
- Smart Home technology
- Breathtaking Sea View
- Impressive ceilings of 3.10m and expansive floor-to-ceiling windows
- Elegant interiors with natural materials including premium wood, marble and granite
- Private BBQ area, sun deck and covered garden for ultimate outdoor living

Resort-Level Amenities:

- Semi-Olympic outdoor swimming pool
- Heated indoor pool
- Spa, Sauna & Hammam for full relaxation
- State-of-the-art gym
- Beauty salon
- Executive lounge
- Children's playroom
- Lush landscaped gardens and tranquil relaxation areas
- Tennis court
- Barbecue areas on residential floors
- Dedicated concierge service
- 24/7 security and advanced video surveillance

Prime Location:

- Just a short walk to the pristine beach
- Steps away from top coastal restaurants, cafés, and boutiques
- Easy access to supermarkets, pharmacies, and everyday essentials
- Adjacent to a newly developed municipal park
- Excellent connectivity to Limassol's key business and leisure districts



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Communal
 - ✓ Indoor pool · Communal
 - ✓ Elevator
 - ✓ Childrens playground
 - ✓ Gym
 - ✓ Spa
 - ✓ Sauna
 - ✓ Tennis court
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Maid's room
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Clubhouse
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Features

- ✓ Next to green area
 - ✓ Guest WC
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Panoramic view
 - ✓ Sea view
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Double glazing
 - ✓ Garden
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Entrance gate, automated
 - ✓ Floor-to-ceiling windows
 - ✓ Lobby
 - ✓ Spacious rooms
 - ✓ High ceilings
 - ✓ 24-hour security
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Smart home automation
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Photos









