



Reference 15580

## Luxury 4+1 Bed Apartment in Potamos Germasogeias

**€4,550,000** +VAT

Potamos Germasogeias, Limassol

4 Bedrooms

4 Bathrooms

211.6 m<sup>2</sup> 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 m<sup>2</sup>
- Covered Verandas: 70.4 m<sup>2</sup>
- Covered BBQ Area: 58.4 m<sup>2</sup>
- Covered Sun Deck: 68.4 m<sup>2</sup>
- Covered Garden: 23.8 m<sup>2</sup>
- Total Covered Area: 432.6 m<sup>2</sup>
- Floor: 8

Covered veranda	70.4 m <sup>2</sup>
Garden	23.8 m <sup>2</sup>
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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## Gallery

















