



Reference 17485

## Spacious 2-Bedroom Penthouse in Germasogeia, Columbia Area

**€580,000**

Germasogia, Limassol

2 Bedrooms

4 Bathrooms

91 m<sup>2</sup> Covered

### Description

A stylish and spacious 2-bedroom penthouse located in the sought-after Columbia area of Germasogeia, offering privacy, comfort, and beautiful panoramic views. Situated in a boutique building of only six apartments, this resale property is ideal for both living and investment.

#### Key Features:

- 2 en-suite bedrooms
- 4 W/C
- Internal area: 91 m<sup>2</sup>
- Covered verandas: 68 m<sup>2</sup>
- Private roof terrace: 57 m<sup>2</sup>
- Private swimming pool on the roof garden with panoramic views
- Additional bathroom on the roof terrace
- VRV air-conditioning system
- Underfloor heating

Covered veranda	68 m <sup>2</sup>
Roof garden	57 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2021
Status	Resale



- Double-glazed windows
- Storage room
- Covered parking

Additional Advantages:

- Boutique building with only 6 apartments
- Adjacent to a park and green area
- Easy access to the highway
- Close to all daily amenities
- Resale property – No VAT



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Private
  - ✓ Elevator
  - ✓ Storage
  - ✓ Outdoor shower
  - ✓ Solar water heater
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## Features

- ✓ Next to green area
  - ✓ Guest WC
  - ✓ Veranda
  - ✓ Quiet area
  - ✓ Marble flooring
  - ✓ Barbeque
  - ✓ Rental potential
  - ✓ En suite shower
  - ✓ Modern design
  - ✓ Panoramic view
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ City view
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Door screen
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Kitchen island
  - ✓ Pipe-in-pipe plumbing system
  - ✓ Elevated
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery













