



Reference 17578

## Modern 1-Bedroom Apartment in Potamos Germasogeia

**€450,000**

Potamos Germasogeias, Limassol

1 Bedroom | 1 Bathroom | 56 m<sup>2</sup> Covered

### Description

A well-designed and comfortable 1-bedroom apartment located in the highly desirable Potamos Germasogeia tourist area, just a short walk from the sea and close to Papas Supermarket. The property offers comfort, practicality and a prime location close to all essential amenities.

#### Key Features:

- 1 bedroom
- 1 W/C
- Internal covered area: 56 m<sup>2</sup>
- Covered veranda: 17 m<sup>2</sup>
- Storage: 3.5 m<sup>2</sup>
- Floor level: 3rd
- VRV air-conditioning system
- Underfloor heating
- High-quality interior finishes
- Fire alarm system

Covered veranda	17 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2022
Status	Resale



- Covered parking
- Storage room
- Resale property – No VAT

Complex Highlights & Location:

- Gated and secure complex
- Boutique building with only 7 apartments
- Landscaped gardens
- Common swimming pool
- Common barbecue area
- Located in Potamos Germasogeia tourist area
- 3-minute drive to Dasoudi Beach
- Close to all essential amenities, shops and restaurants
- Easy access to main roads and the city center



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Communal
  - ✓ Elevator
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Solar water heater
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## Features

- ✓ Veranda
  - ✓ Quiet area
  - ✓ Marble flooring
  - ✓ Rental potential
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Kitchen appliances
  - ✓ Alarm system
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ City view
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Floor-to-ceiling windows
  - ✓ Kitchen island
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery











