



Reference 18546

## Seafront 2-Bedroom Apartment in Limassol Del Mar

**€1,050,000**

Germasogia Tourist Area, Limassol

2 Bedrooms | 3 Bathrooms | 100 m<sup>2</sup> Covered

### Description

A well-designed and comfortable 2-bedroom apartment located in the highly desirable Potamos Germasogeia tourist area, in one of Limassol's most prestigious addresses — Del Mar, enjoys uninterrupted panoramic views of the Mediterranean Sea. Perfect for permanent living, vacation use, or investment, this residence combines effortless coastal elegance with top-tier luxury and comfort. The property offers comfort, practicality and a prime location close to all essential amenities.

Covered veranda	30 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2023
Status	Resale

#### Key Features:

- 2 bedrooms
- 3 W/C
- Internal covered area: 100m<sup>2</sup>
- Covered veranda: 30m<sup>2</sup>
- Storage: 6 m<sup>2</sup>
- Floor level: 7



- VRV air-conditioning system
- High-quality interior finishes
- Fire alarm system
- Covered parking
- Storage room
- Resale property – No VAT

Complex Highlights & Location:

Exceptional Building Facilities

Residences at Del Mar enjoy a suite of five-star amenities designed to elevate everyday living:

- Seafront
- 24/7 concierge and security services
- State-of-the-art fitness centre & wellness spa
- Landscaped gardens
- Infinity and outdoor swimming pools with sea views
- Located in Potamos Germasogeia tourist
- Close to all essential amenities, shops and restaurants
- Easy access to main roads and the city center

Exceptional investment opportunity! Property priced under market value!



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Central
  - ✓ Parking · Covered
  - ✓ Pool · Communal
  - ✓ Indoor pool · Communal
  - ✓ Elevator
  - ✓ Gym
  - ✓ Spa
  - ✓ Sauna
  - ✓ Gated complex
  - ✓ Landscaped garden
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## Features

- ✓ Guest WC
  - ✓ Quiet area
  - ✓ Granite countertops
  - ✓ Laminate flooring
  - ✓ Marble flooring
  - ✓ Tile flooring
  - ✓ Ceramic tiles
  - ✓ CCTV
  - ✓ Rental potential
  - ✓ En suite bathroom
  - ✓ En suite shower
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Sea view
  - ✓ Sea front
  - ✓ 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, front
  - ✓ Fitted wardrobes
  - ✓ Garbage disposal
  - ✓ Entrance gate, automated
  - ✓ Shutters, electric
  - ✓ Electric car charger
  - ✓ Floor-to-ceiling windows
  - ✓ Kitchen island
  - ✓ Fireproof entrance doors
  - ✓ Lobby
  - ✓ Breakfast bar
  - ✓ Municipal water/sewage
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ 24-hour security
  - ✓ Heart of city center
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Fire detector
  - ✓ Sound insulation
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## Gallery











