



Reference 19582

## Luxury 3-Bedroom Apartment Near the Sea in Potamos Germasogeias

**€2,100,000**

Potamos Germasogeias, Limassol

3 Bedrooms | 3 Bathrooms | 120 m<sup>2</sup> Covered

### Description

This premium 3-bedroom apartment is part of a prestigious gated residential complex in Potamos Germasogeias, only a few metres from the seafront. Designed by a leading London architectural firm, the development combines contemporary design, premium specifications and exceptional resident facilities. The apartment enjoys spacious interiors, well-designed common outdoor areas and beautiful sea views.

#### Property Details:

- 3 Bedrooms
- 3 W/Cs
- Internal Area: 120 m<sup>2</sup>
- Covered Veranda: 30 m<sup>2</sup>
- Covered Terrace/Garden: 12 m<sup>2</sup>
- Private Underground Parking
- Storage Room

|                          |                   |
|--------------------------|-------------------|
| Covered veranda          | 30 m <sup>2</sup> |
| Garden                   | 12 m <sup>2</sup> |
| Parking spaces           | 1                 |
| Energy efficiency rating | A                 |
| Year of construction     | 2024              |
| Status                   | Resale            |



#### Property Features:

- Central VRV air conditioning system
- Underfloor heating
- Semi-solid parquet flooring throughout
- Marble flooring and wall finishes in the bathrooms
- High ceilings (3.15 m)
- Tall interior doors (2.4 m)
- Security entrance door with video intercom system
- Premium kitchen cabinetry and wardrobes from leading European brands
- High-quality sanitary ware and fittings
- Smart home system
- Sea views and landscaped garden views

#### Complex Facilities:

- Gated community with 24/7 security and concierge services
- Outdoor swimming pool
- Heated indoor swimming pool
- Luxury spa and sauna
- Fully equipped gym
- Landscaped gardens
- Children's playground
- Residents' clubhouse with playroom
- Direct access to the seafront promenade

#### Location Highlights:

- Prime location in Potamos Germasogeias
- Only a few metres from the seafront
- Close to restaurants, cafés, supermarkets and everyday amenities
- Easy access to Limassol city centre and the highway



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Underground
  - ✓ Pool · Communal, overflow
  - ✓ Indoor pool · Communal, heated
  - ✓ Elevator
  - ✓ Childrens playground
  - ✓ Gym
  - ✓ Spa
  - ✓ Sauna
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Pergola
  - ✓ Landscaped garden
  - ✓ Outdoor shower
  - ✓ Solar water heater
  - ✓ Clubhouse
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## Features

- ✓ Veranda, front
  - ✓ Quiet area
  - ✓ Semi-solid parquet flooring
  - ✓ Rental potential
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ Pressurized water system
  - ✓ Investment opportunity
  - ✓ Play room
  - ✓ Bright
  - ✓ Balcony
  - ✓ Fitted wardrobes
  - ✓ Entrance gate, automated
  - ✓ Floor-to-ceiling windows
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ High ceilings
  - ✓ Bathroom underfloor heating
  - ✓ 24-hour security
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
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## Gallery



















