



Reference 19610

Modern 2-Bedroom Apartment Just 50m from the Sea in **€850,000 +VAT**
Potamos Germasogeia, Limassol

Potamos Germasogeias, Limassol

2 Bedrooms | 2 Bathrooms | 91 m² Covered

Description

An exclusive luxury apartment offering a refined blend of contemporary design and coastal living just 50m from Dasoudi Beach. This premium property features bright, generous living spaces and high-end specifications throughout.

Property Features:

- 2 bedrooms
- 2 W/Cs
- Internal area: 91 m²
- Covered veranda: 20 m²
- Bright open-plan living and dining area
- Contemporary kitchen with premium Italian finishes and porcelain stoneware worktops
- Fully equipped kitchen with appliances (ceramic hob, oven, extractor, fridge, washing machine, dishwasher)
- Underfloor heating with water heat pump • Full VRV air-

Covered veranda	20 m ²
Parking spaces	1
Energy efficiency rating	A+
Year of construction	2027
Status	Under construction



conditioning system (concealed in living area, surface-mounted in bedrooms)

- Underground parking with electric car charging provision
- Storage room
- High energy efficiency (Class A with photovoltaic panels for net metering)

Property Highlights:

- Communal swimming pool with changing facilities
- Beautifully landscaped gardens and relaxation areas
- Secure gated complex with electrically operated gates and CCTV provisions
- Floor-to-ceiling windows and large sliding doors maximizing natural light
- Premium security with anti-burglary, fire-resistant steel entrance doors and individual alarm systems
- Automated touch-panel lighting control system

Location:

Perfectly positioned just 50 meters from the sea in the sought-after Dasoudi area, this residence offers a refined coastal lifestyle with urban convenience. The vibrant neighborhood provides seamless access to the city center, the highway, and an array of premium amenities, including luxury beachfront hotels, artisan cafés and fine dining.



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Underground
 - ✓ Pool · Communal, overflow
 - ✓ Elevator
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Pergola
 - ✓ Landscaped garden
 - ✓ Outdoor shower
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
-

Features

- ✓ Next to green area
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Barbeque
 - ✓ CCTV (provision)
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Marble stairs
 - ✓ Kitchen appliances
 - ✓ Alarm system (provision)
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Entrance gate, automated
 - ✓ Electric car charger (provision)
 - ✓ Floor-to-ceiling windows
 - ✓ Energy efficient doors/windows
 - ✓ Lobby
 - ✓ Pool view
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
 - ✓ Sound insulation
 - ✓ Smart home automation (provision)
-

Gallery







