



Reference 20046

Big 2 Bed Apartment in Potamos Germasogeias,
Limassol

€585,000 +VAT **€605,000**

Potamos Germasogeias, Limassol

2 Bedrooms | 2 Bathrooms | 85 m² Covered

Description

- 2 bedrooms
- 2 W/C
- Internal Area 85m²
- Covered Verandas 21m²
- Covered Parking
- VRV A/C System
- Communal Swimming Pool
- Gym/Yoga/Children's playground
- CCTV
- Photovoltaic Panels
- Energy Efficiency "A"

This apartment can be purchased alongside a beautifully designed 1-bedroom apartment featuring a generous 55m² internal area, 29m² covered verandas, and a 7m² uncovered veranda.

Special Package Price: €940,000 + VAT

Covered veranda	21 m ²
Parking spaces	1
Energy efficiency rating	A
Year of construction	2027
Status	Under construction



Facilities

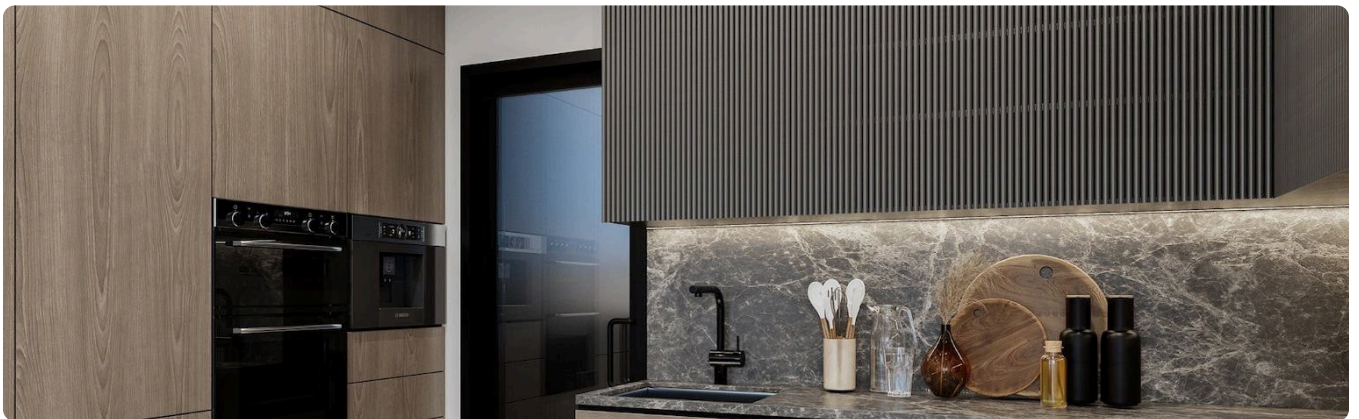
- ✓ Aircondition · Central system
 - ✓ Heating · Central
 - ✓ Parking · Covered
 - ✓ Pool · Communal
 - ✓ Elevator
 - ✓ Childrens playground
 - ✓ Gym
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Solar photovoltaic panels
-

Features

- ✓ Veranda
 - ✓ Parquet flooring
 - ✓ CCTV
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Near amenities
 - ✓ Open plan
 - ✓ Investment opportunity
 - ✓ Lobby
 - ✓ Spacious rooms
 - ✓ 24-hour security
 - ✓ Sound insulation
 - ✓ Thermal insulation
 - ✓ Smart home automation
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Gallery





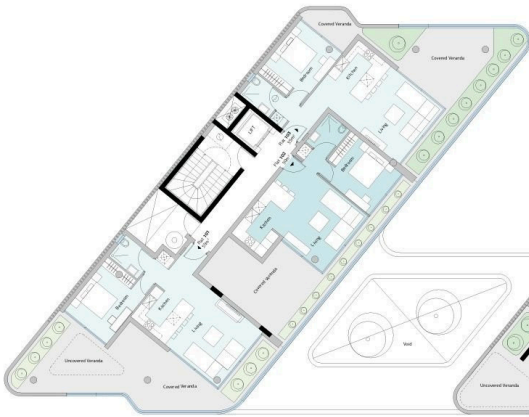


Floor plans



FIRST FLOOR

A2



FIRST FLOOR

A1



	Unit No	Bedrooms	Floor	Internal Covered Area m ²	Covered Balconies m ²	Covered Gardens m ²	Total Covered Area m ²	Uncovered Verandas m ²	Roof Garden m ²	Storage & Common m ²	Total Area m ²
BLOCK A1	101	2	1	92	29	18	139	10	-	50	179
	102	2	1	85	20	-	105	-	-	29	134
	103	3	1	110	30	17	157	-	-	95	192
BLOCK A2	101	1	1	55	22	8	85	7	-	19	111
	102	1	1	50	22	12	84	-	-	17	101
	103	1	1	55	25	15	95	-	-	19	114



SECOND / THIRD FLOOR

A2



SECOND / THIRD FLOOR

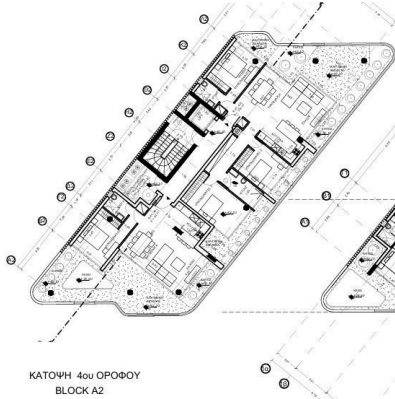
A1



Unit No	Bedrooms	Floor	Internal Covered Area m ²	Covered Balconies m ²	Covered Canopies m ²	Total Covered Area m ²	Uncovered Verandas m ²	Roof Garden m ²	Storage & Common m ²	Total Area m ²
201	2	2	92	29	18	139	-	-	30	169
202	2	2	85	20	-	105	-	-	29	134
203	3	2	110	30	17	157	-	-	35	192
301	2	3	92	29	18	139	10	-	30	179
302	2	3	85	20	-	105	-	-	29	134
303	3	3	110	30	17	157	-	-	35	192
201	1	2	55	22	8	85	7	-	19	120
202	1	2	55	25	15	95	-	-	17	101
203	1	2	55	25	15	95	-	-	19	114
301	2	3	85	32	14	131	7	-	26	164
302	2	3	85	28	15	126	-	-	22	148

FOURTH FLOOR

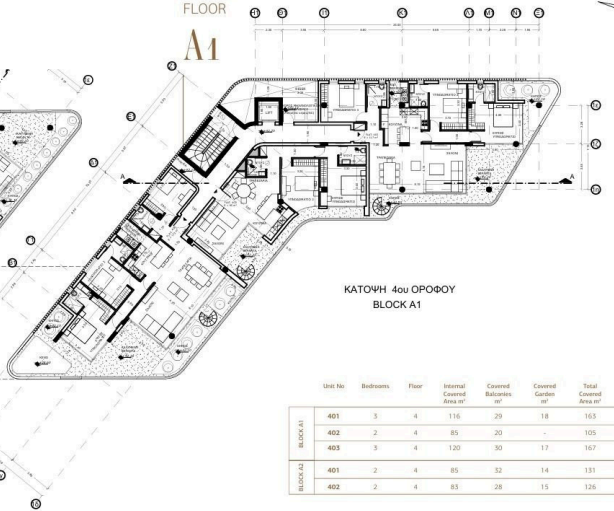
A2



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ
BLOCK A2

FOURTH FLOOR

A1



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ
BLOCK A1

Unit No	Bedrooms	Floor	Internal Covered Area m ²	Covered Balconies m ²	Covered Canopies m ²	Total Covered Area m ²	Uncovered Verandas m ²	Roof Garden m ²	Storage & Common m ²	Total Area m ²
401	3	4	116	29	18	165	-	128	38	330
402	2	4	85	20	-	105	-	95	29	227
403	3	4	120	30	17	167	-	74	39	280
401	2	4	85	32	14	131	-	-	26	157
402	2	4	85	28	15	126	-	-	22	148



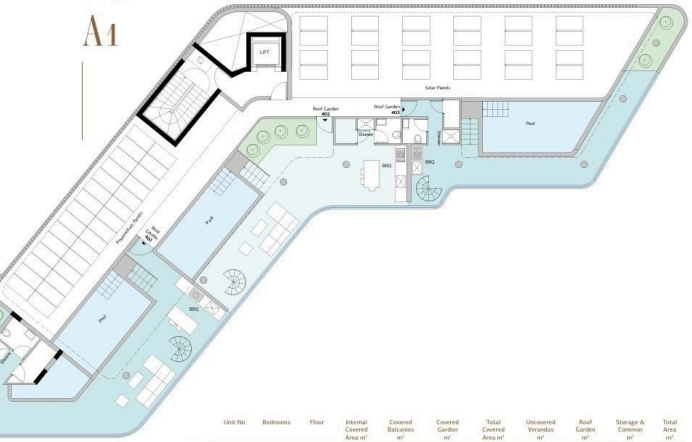
FIFTH FLOOR

A2



ROOF GARDEN

A1



Block No.	Unit No.	Bedrooms	Floor	Internal Covered Area m ²	Covered Balconies m ²	Covered Garden m ²	Total Covered Area m ²	Uncovered Verandas m ²	Roof Garden m ²	Storage & Common m ²	Total Area m ²
BLOCK A2	501	3	5	128	32	14	174	-	98	38	310
	502	3	5	114	28	15	157	-	101	40	298

ROOF GARDEN

A2



ROOF

A1

