



Reference 20047

Big 1 Bed Apartment in Potamos Germasogeias,  
Limassol

**€395,000** +VAT **€435,000**

Potamos Germasogeias, Limassol

1 Bedroom | 1 Bathroom | 55 m<sup>2</sup> Covered

## Description

- 1 bedroom
- 1 W/C
- Internal Area 55m<sup>2</sup>
- Covered Verandas 29m<sup>2</sup>
- Uncovered Verandas 7m<sup>2</sup>
- 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 2-bedroom apartment featuring a generous 85m<sup>2</sup> internal area & 21m<sup>2</sup> covered verandas.

Covered veranda	29 m <sup>2</sup>
Uncovered veranda	7 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2027
Status	Under construction



Special Package Price: €940,000 + VAT



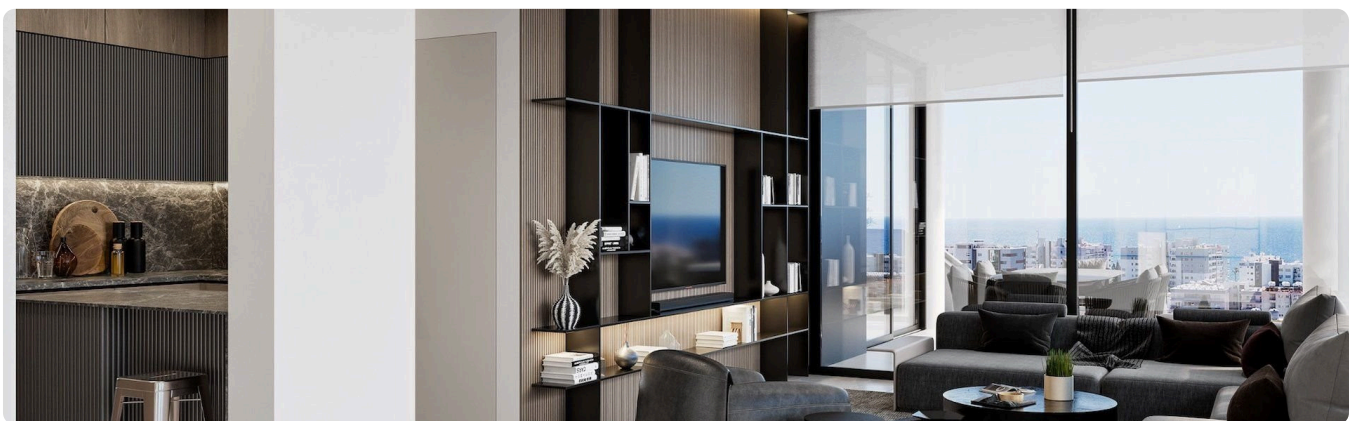
## Facilities

- ✓ 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
- 

## Gallery





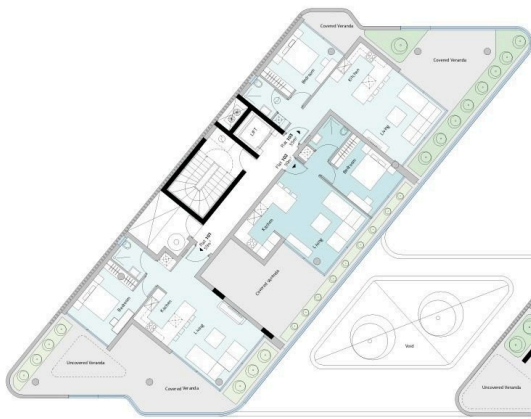


# Floor plans



FIRST FLOOR

A2



FIRST FLOOR

A1



	Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Gardens m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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

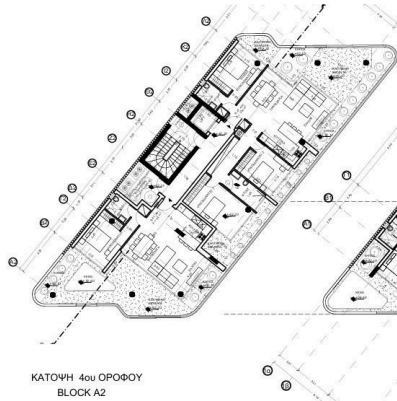
A1



Unit No	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Canopies m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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

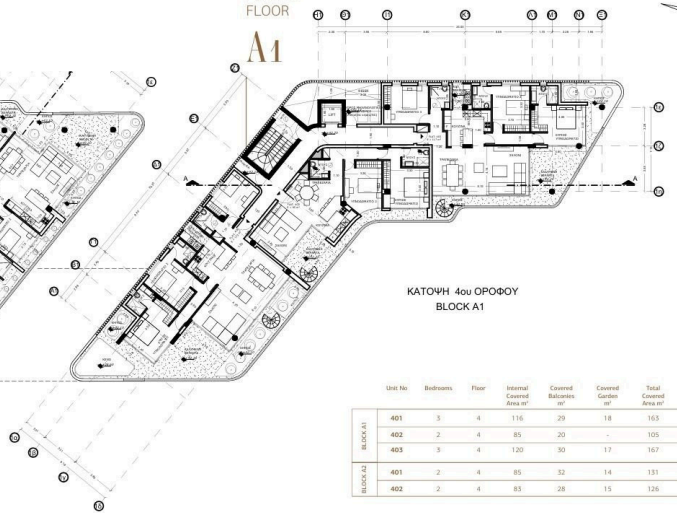
A2



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ  
BLOCK A2

FOURTH FLOOR

A1



ΚΑΤΩΗ 4ου ΟΡΟΦΟΥ  
BLOCK A1

Unit No	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Canopies m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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



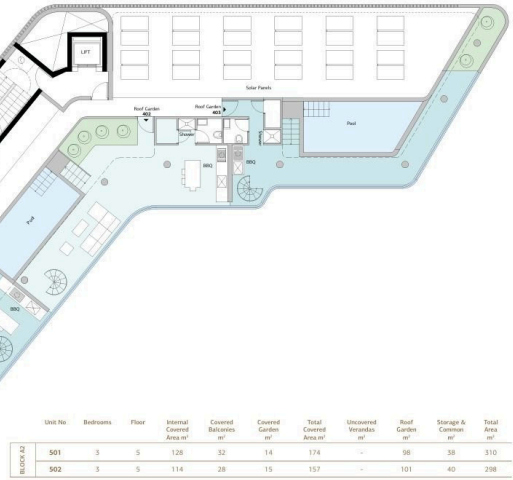
FIFTH FLOOR

A2



ROOF GARDEN

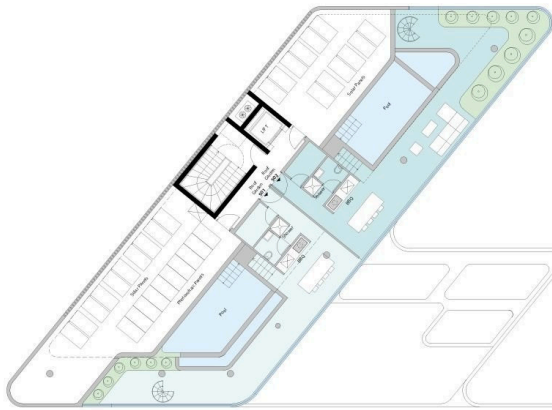
A1



Block No.	Unit No.	Bedrooms	Floor	Internal Covered Area m <sup>2</sup>	Covered Balconies m <sup>2</sup>	Covered Garden m <sup>2</sup>	Total Covered Area m <sup>2</sup>	Uncovered Verandas m <sup>2</sup>	Roof Garden m <sup>2</sup>	Storage & Common m <sup>2</sup>	Total Area m <sup>2</sup>
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

