



Reference 6142

3 Bed Duplex Penthouse with roof garden in  
Germasogeia, Limassol

**€3,010,000** +VAT

Germasogia, Limassol

3 Bedrooms | 5 Bathrooms | 152.4 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 4 W/C
- Internal Area 152.4m<sup>2</sup>
- Covered Verandas 41.4m<sup>2</sup>
- Roof Garden 78.6m<sup>2</sup>
- Maid's Room
- Covered Parking
- Storage
- Underfloor Heating
- Private Swimming Pool
- Energy Efficiency 'A'
- Distance to sea: 500 m

Covered veranda	41.4 m <sup>2</sup>
Roof garden	78.6 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of Construction	2026
Status	Off plan



## Facilities

- ✓ Aircondition · Split system
- ✓ Parking · Covered
- ✓ Indoor pool · Communal
- ✓ Sauna
- ✓ Maid's room
- ✓ Heating · Underfloor
- ✓ Pool · Private
- ✓ Gym
- ✓ Storage

## Features

- ✓ Guest WC
- ✓ Parquet flooring
- ✓ Luxury specifications
- ✓ Walking distance to beach
- ✓ Roof Garden
- ✓ Open plan
- ✓ Spacious rooms
- ✓ Thermal insulation
- ✓ Veranda
- ✓ En suite Bathroom
- ✓ Modern design
- ✓ Near amenities
- ✓ Double glazing
- ✓ Combined kitchen and dining area
- ✓ High ceilings

## Gallery



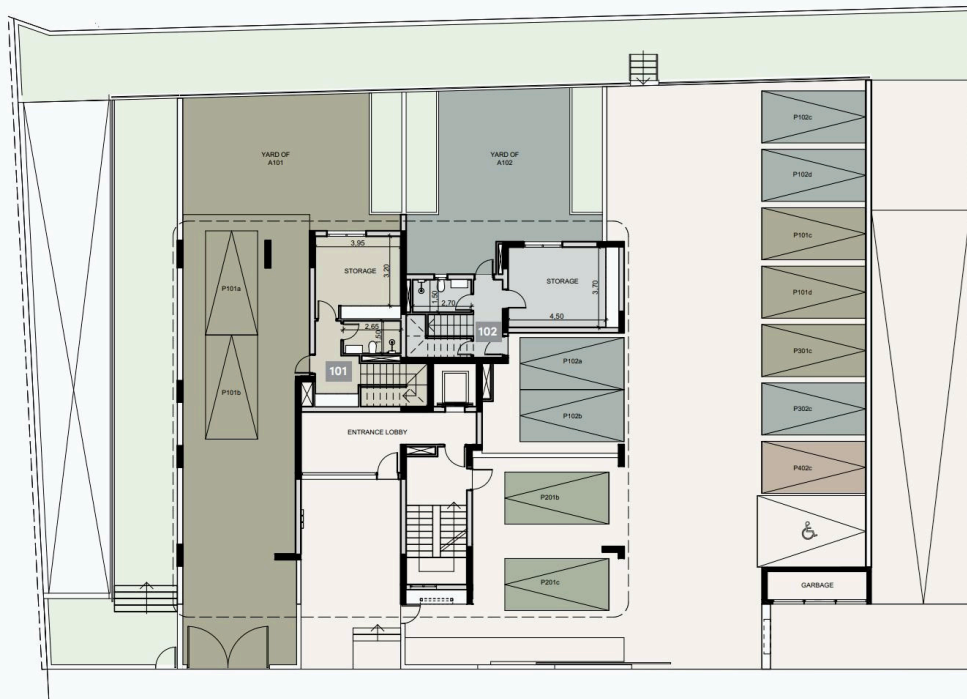


# Floor plans

## basement



## ground floor

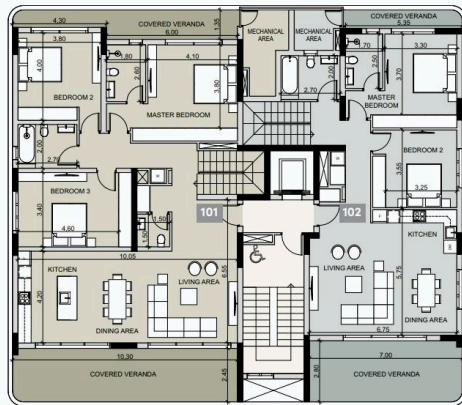


# floor plans



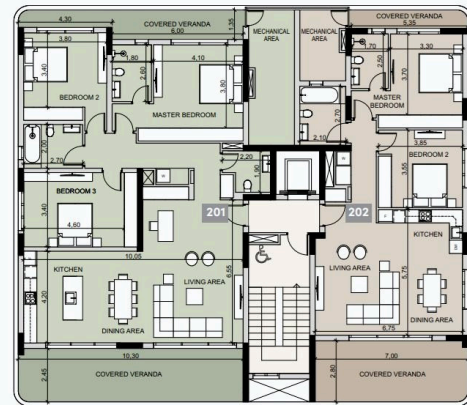
## floor 1

3 BEDROOM	2 BEDROOM
Duplex 101	Duplex 102
Total area 281.69 m <sup>2</sup>	Total area 213.21 m <sup>2</sup>



## floor 2

3 BEDROOM	2 BEDROOM
Apartment 201	Apartment 202
Total area 241.10 m <sup>2</sup>	Total area 170.99 m <sup>2</sup>

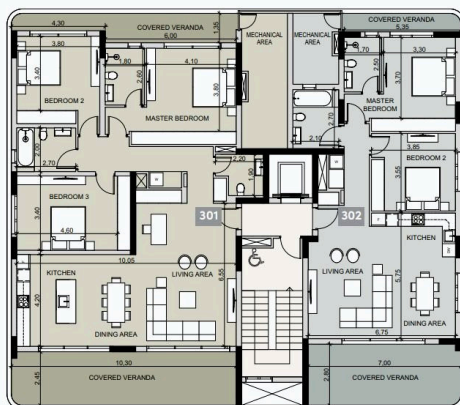


# floor plans



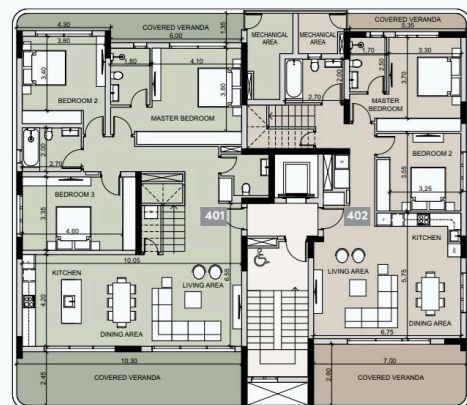
## floor 3

3 BEDROOM	2 BEDROOM
Apartment 301	Apartment 302
Total area 239.45 m <sup>2</sup>	Total area 170.99 m <sup>2</sup>



## floor 4

3 BEDROOM	2 BEDROOM
Duplex 401	Duplex 402
Total area 357.17 m <sup>2</sup>	Total area 319.97 m <sup>2</sup>



# floor plans

## floor 5, roof garden

### 3 BEDROOM

Apartment  
401

Roof garden  
78.55 m<sup>2</sup>

### 2 BEDROOM

Apartment  
402

Roof garden  
102.42 m<sup>2</sup>

