

# EXQUISITE 3-BEDROOM IN POTAMOS GERMASOGIAS WITH TITLE DEED

550 000 €

<b>Property Code:</b>	6354	<b>Type:</b>	Sale - House/Villa
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	119 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Number of floors:</b>	2
<b>Year of construction:</b>	2010	<b>Distance to the sea:</b>	500 m
<b>Distance to airport:</b>	60 km	<b>Status:</b>	Resale
<b>VAT:</b>	NO VAT	<b>Uncovered verandas, m<sup>2</sup>:</b>	31
<b>Covered verandas, 15 m<sup>2</sup>:</b>			

## Property features:

Common Pool	Furnished	Title Deeds	Air Condition
Telephone Line	Solar panels for hot water	Double Glazing	Washing machine
Cooker	Parking	Refrigerator	Balcony
Furniture			

## Description:

Discover refined living in the sought-after Potamos Germasogia neighborhood with this elegantly redesigned 3-bedroom maisonette. Situated minutes from the Mediterranean Sea and the vibrant city life of Limassol, this property perfectly combines luxury and convenience.

This home offers a total living space of 134 sqm, where each detail has been meticulously crafted for comfort and style. The entrance leads into a spacious open-plan living and dining area, designed for both relaxation and entertaining. Natural light bathes the room through large windows, enhancing the high-quality ceramic tile flooring that extends throughout the property.

The modern kitchen is a chef's delight, fully equipped with the latest appliances, and ample storage solutions. It seamlessly integrates aesthetics with utility, making it both a focal point and a gathering place in the home.

Sleeping quarters consist of 3 generously proportioned bedrooms, ensuring privacy and tranquility. The master bedroom features an en-suite bathroom, providing a private retreat within your home. Additionally, the maisonette includes one more bathroom with a shower and a convenient guest WC, all finished with contemporary fittings.

Outdoor living is embraced with a private garden and a balcony accented by a pergola, ideal for enjoying the island's idyllic climate. The property also includes a covered parking space, an outdoor storage room, and modern conveniences such as split-unit air conditioning, a solar water heating

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system, and a security system for peace of mind.

Built in 2010 and fully renovated in 2023, the maisonette comes with its title deed ready, adding ease to the transition into your new home. Double-glazed windows, energy-efficient lighting, and high-speed internet connectivity are just a few of the additional features that enhance this home's appeal.

Living in Potamos Germasogia means experiencing the best that Limassol has to offer — from beautiful beaches and fine dining to excellent schools and easy highway access, ensuring a quality of life that is unmatched.

Clear Title Deed is available.

**For more information or to schedule a viewing, contact Arena Properties, your trusted partner in the Limassol real estate market. This home is not just a dwelling but a lifestyle waiting to be enjoyed.**



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