

## BRAND NEW 2-BEDROOM APARTMENTS IN THE TOURIST AREA

550 000 € — 710 000 €

<b>Property Code:</b>	6385	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	89 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	600 m	<b>VAT:</b>	+ VAT
<b>Covered verandas, m<sup>2</sup>:</b>	41		

### Property features:

Common Pool	Telephone Line	Store Room	Solar panels for hot water
Double Glazing	Extractor Fan	Parking	Balcony

### Description:

A 2 bedroom apartments within a contemporary residential project in Potamos Germasogeia tourist area of Limassol, just 600 meters from the beach. It is conveniently located within walking distance to all necessary city amenities, yet tucked away from the hustle and bustle of the seafront road.

New development features a modern 5-storey building with 12 spacious one-, two- and three-bedroom apartments and penthouses with private pools on the roof terraces, residing on a large plot of 1481 m<sup>2</sup>. The common facilities include a swimming pool, barbecue area, covered and uncovered parking areas, storage area, an electric vehicle charging point and green areas.

The complex benefits from secure gated entrance and video intercom entry system to all units. Each apartment has a storage room and a parking space, while the penthouses have 2 parking spaces. The large verandas and rooftop terraces provide beautiful views to the mountains and the city.

The Residence offers a comfortable lifestyle to its residents and guarantees a successful investment generating substantial rental income.

#### Major advantages:

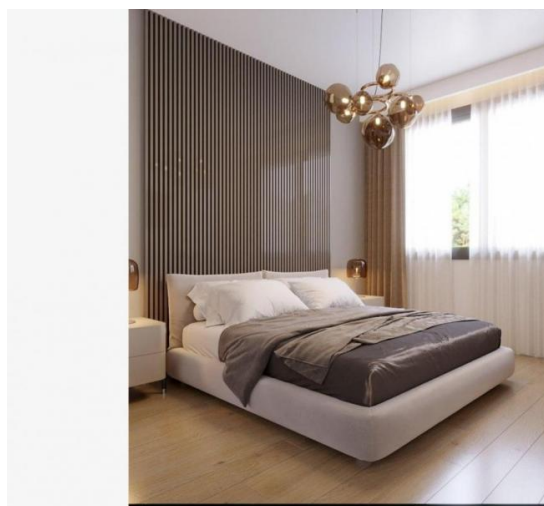
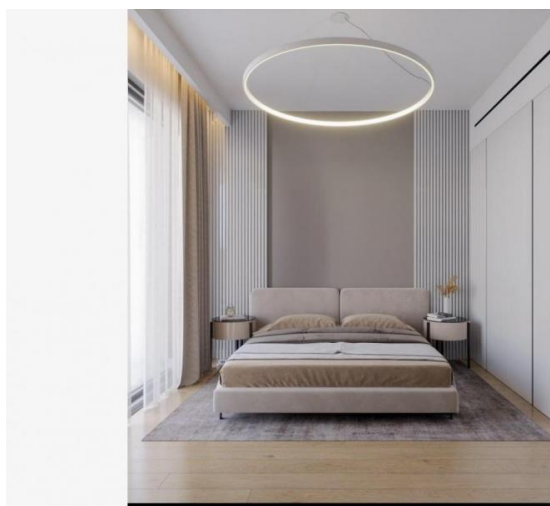
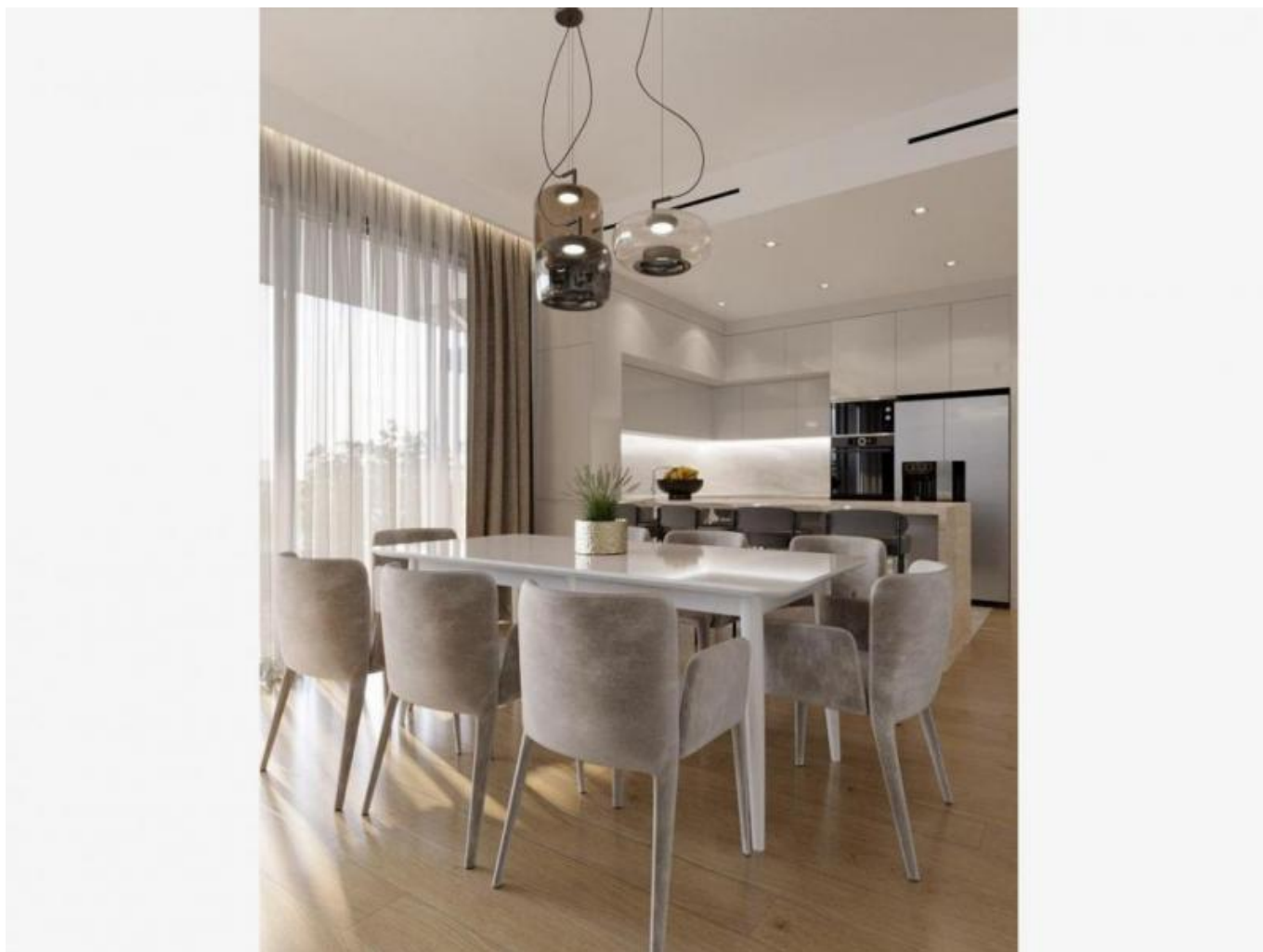
walking distance to city's amenities and the beach;  
gated entrance to the complex;  
common swimming pool;  
electric vehicle charging point;  
photovoltaic electricity producing system;  
built-in wardrobes and kitchens (manufactured in Italy);  
VRV air conditioning system;  
underfloor water heating system;  
security fireproof entrance doors;  
aluminum double glazed windows of a high thermal and sound insulation;

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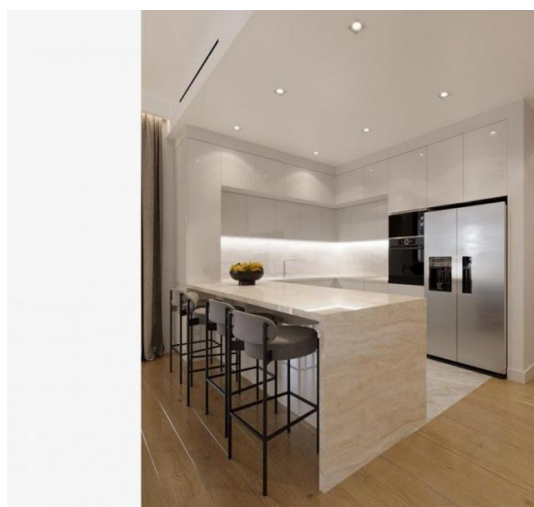
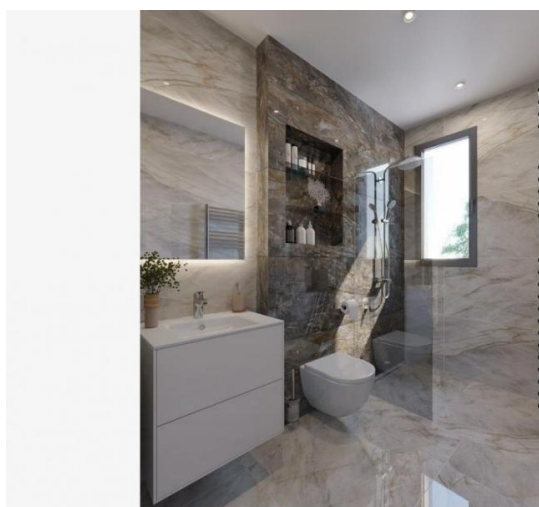
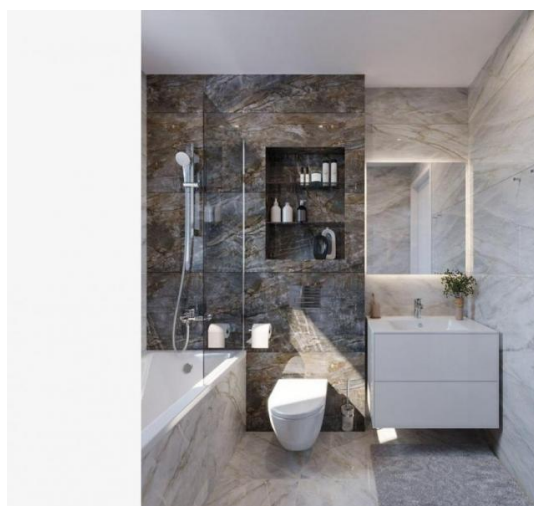
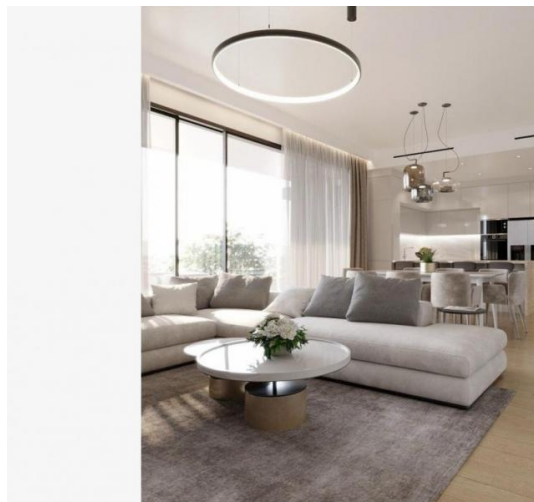
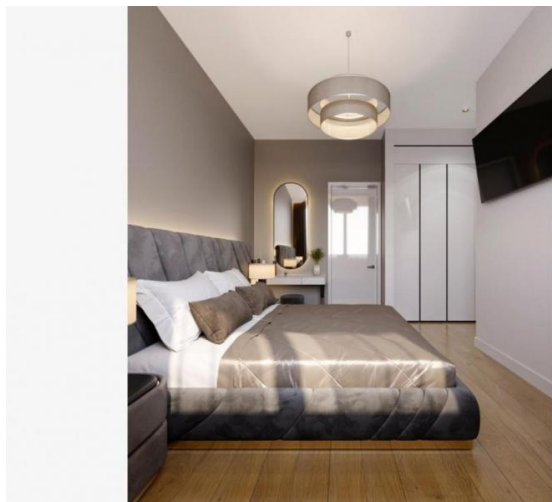
energy efficiency - Grade A.



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