

<b>Property Code:</b>	6389	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	158 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Bathrooms:</b>	4+
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	700 m	<b>VAT:</b>	+VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	182	<b>Covered verandas, m<sup>2</sup>:</b>	40

## Property features:

Covered Parking	Elevator	Gym	Penthouse
Parking - Covered	Telephone Line	Private Pool	Store Room
Solar panels for hot water	Double Glazing	Parking	Balcony

## Description:

A spacious 4-bedroom penthouse within a new contemporary residential project, conveniently located in Linopetra tourist area in Limassol, a walking distance to amenities and just 700 meters from the beach.

The development offers an impressive lifestyle for those appreciating the comfort of a contemporary gated complex. Due to its favourable location the project also guarantees to be a successful investment generating substantial rental yields.

The complex is built on a plot of 1068 m<sup>2</sup> adjacent to the park and consists of a modern 3-storey building with only 8 spacious one-, two-, three- and four- bedroom apartments and penthouses with private pools and saunas on the roof terraces. The common areas of the complex include a gym, an electric vehicle charging point and green areas. Each apartment has a storage room and a parking space, while the penthouses have 2 parking spaces each. The apartments offer stunning views to the sea, park and city.

The contemporary exterior of the project is harmoniously combined with the interior, created by using advanced technologies, modern engineering systems and design solutions. Respectively to the high standard of the project, significant attention is paid to details.

## Major advantages:

walking distance to the beach (10 min) and city's infrastructure  
gated controlled entrance to the complex  
gym (87 m<sup>2</sup>)  
electric vehicle charging point  
covered parking and store rooms

penthouses with private pools and saunas on the roof terrace  
high ceilings (over 3.15 meters)  
photovoltaic electricity producing system.

Characteristics of the apartment:

Open plan kitchen and living area

4 bedrooms

2 en-suites

Family bathroom

Guest toilet

Covered veranda 40.47 m<sup>2</sup>

Internal area 158.34 m<sup>2</sup>

Total covered area 198.81 m<sup>2</sup>

Private roof terrace with a pool and sauna 182.23 m<sup>2</sup>

Private parking space for 2 cars

Private storage 7.80 m<sup>2</sup>.





