

**LUXURIOUS 2-BEDROOM PENTHOUSE IS  
THE JEWEL OF A SMALL NEW-BUILD  
BLOCK OF ONLY FOUR 2...**

603 000 €

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|                             |                        |                              |                   |
|-----------------------------|------------------------|------------------------------|-------------------|
| <b>Property Code:</b>       | 6480                   | <b>Type:</b>                 | Sale - Apartment  |
| <b>Location:</b>            | Limassol - GERMASOGIAS | <b>Internal Area:</b>        | 91 m <sup>2</sup> |
| <b>Bedrooms:</b>            | 2                      | <b>Bathrooms:</b>            | 3                 |
| <b>Renovation:</b>          | Modern                 | <b>Floor:</b>                | 2                 |
| <b>Number of floors:</b>    | 2                      | <b>Year of construction:</b> | 2022              |
| <b>Distance to the sea:</b> | 2 km                   | <b>Distance to airport:</b>  | 65 km             |
| <b>Status:</b>              | New                    | <b>VAT:</b>                  | +VAT              |

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**Property features:**

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|            |                            |                |                |
|------------|----------------------------|----------------|----------------|
| Penthouse  | Roof Garden                | Storage        | Telephone Line |
| Store Room | Solar panels for hot water | Double Glazing | Oven           |
| Cooker     | Extractor Fan              | Parking        | Balcony        |

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**Description:**

This luxurious 2-bedroom penthouse is the jewel of a small new-build block of only four 2-bedroom units in Germasogeia, one of the most desirable locations in Limassol. The quiet residential neighbourhood is only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it the ideal choice for commuters or regular travellers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.

The penthouse layout is an example of the ultimate urban Mediterranean lifestyle with a touch of exclusivity. Indoors, residents can spread out in the two bedrooms with ensuite bathrooms, while the remarkably spacious open-plan living and dining area extends towards the fully fitted and equipped kitchen. For total comfort and practical convenience, a guest WC is also available. Open the sliding veranda doors that lead to the vast 122m<sup>2</sup> terrace with your own jacuzzi and uninterrupted sea view and you will experience the real Mediterranean magic...

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The building is marked by its contemporary, simple lines, and every aspect of design, construction and finishing is geared towards quality and comfort: Elegant entrance lobby, bright interiors, cool superior finishing materials, double glazed windows, ample fitted kitchen cabinets and appliances as well as built-in bedroom wardrobes. Solar heating and split unit air-conditioning are fully installed. For each unit there is a designated underground parking space, and the building provides an additional ground floor parking spot for the disabled. A communal roof terrace on the third floor offers residents a place to meet and enjoy the uninterrupted sea view, and a cool escape for evenings under the stars.

The combination of prime location, urban comfort and accessibility makes this luxurious property a prestigious choice for permanent residence or regular holidays in the cosmopolitan coastal town of Limassol. Buyers interested in real estate for investment purposes will recognize the potential of this block as a property with broad appeal in both the local and expatriate market, for long-term as well as holiday rental. This property is also recommended for buyers seeking eligibility for the residency by investment scheme.

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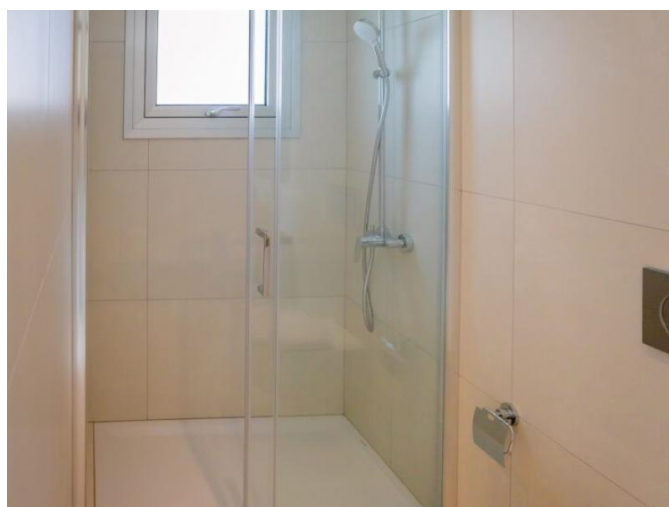
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