

# LUXURIOUS SEAFRONT LIVING: EXQUISITE 3-BEDROOM APARTMENT

2 159 000 €

<b>Property Code:</b>	6627	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	119 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Number of floors:</b>	26	<b>Heating:</b>	Underfloor heating
<b>Distance to the sea:</b>	25 m	<b>Distance to airport:</b>	65 km
<b>Status:</b>	New	<b>VAT:</b>	+ VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	65	<b>Covered verandas, m<sup>2</sup>:</b>	42

## Property features:

Air Conditioning	Common Pool	Communal Pool	Covered Parking
Elevator	Furnished	Gym	Kid's Play Area
Sauna	Sea View	SPA	Storage
Swimming Pool	Under Floor Heating	Heating	Air Condition
Parking - Covered	Furnished	Store Room	Solar panels for hot water
Double Glazing	Oven	Washing machine	Dish washer
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

## Description:

### Property Overview

Welcome to a stunning corner unit located in a prestigious development in Limassol. This luxurious apartment offers an unparalleled living experience with its exquisite design, high-end finishes, and an array of modern amenities.

### Key Features

#### Elegant Kitchen:

Italian kitchen designed by Arclinea with integrated Miele appliances. Caesarstone countertops and Franke stainless steel sink. Soft-closing drawers and doors, under-counter lighting, and high-quality fittings.

#### Luxurious Bathrooms:

Duravit sanitary ware and Hansgrohe mixers. Master bathroom features a whirlpool, rain shower, hygiene shower jet, and shaving mirror. Vanity units with synthetic granite countertops and wall-mounted mirrors.

### High-Quality Finishes:

01.04.2026

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Atlas Concorde tiles and engineered wood floors.  
Herringbone layout in bedrooms.  
High-quality aluminium, double-glazed windows and doors.

### **Modern Amenities:**

LG 65-inch TV, integrated sound system, and smart home features.  
Underfloor heating and A/C system throughout the apartment.  
Concealed mood lighting and external ceiling and wall light fittings.

### **Exceptional Facilities:**

Five-star development with integrated services and amenities.  
Main entrance lobby, residents' private lobby, bistro and bar.  
Indoor swimming pool, gym, and spa.  
Fine shopping and dining.

### **Additional Information**

#### **Security and Communication:**

Colour video phone connected to the main lobby entrance.  
Wi-Fi points covering all main areas.  
Telephone points in the living area, kitchen, and bedrooms.

#### **Parking and Storage:**

Allocated parking space and storage.  
Common area of 91.95 m<sup>2</sup>.

The apartment offers a rare opportunity to own a piece of luxury in one of Limassol's most sought-after locations. The development's prime seafront position, combined with its world-class amenities and exquisite apartment features, make it an ideal choice for discerning buyers seeking a superior lifestyle.

**For more information or to schedule a viewing, please contact us!**

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