

# LUXURIOUS SEASIDE LIVING: EXCLUSIVE 2-BEDROOM APARTMENT

1 998 000 €

<b>Property Code:</b>	6628
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Bedrooms:</b>	2
<b>Number of floors:</b>	26
<b>Distance to the sea:</b>	25 m
<b>Status:</b>	New
<b>Covered verandas, m<sup>2</sup>:</b>	28

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	110 m <sup>2</sup>
<b>Bathrooms:</b>	2
<b>Heating:</b>	Underfloor heating
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+ VAT

## Property features:

Air Conditioning	Common Pool	Communal Pool	Covered Parking
Elevator	Furnished	Gym	Kid's Play Area
Sauna	Sea View	SPA	Storage
Under Floor 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:

Experience the pinnacle of luxury living in the heart of Limassol with this apartment, a premier residence located in the prestigious complex in Limassol. This exquisite 2-bedroom, 2-bathroom apartment boasts breathtaking views of the Mediterranean Sea and is part of a five-star development that offers unparalleled services and amenities.

### Key Features

#### Interior Highlights

**Spacious Layout:** The apartment features a generously sized interior with a modern open-plan design, maximizing both comfort and style.

**Bedrooms:** Two elegantly designed bedrooms with ample storage space.

**Bathrooms:** Two luxurious bathrooms fitted with high-end fixtures.

**Views:** Panoramic sea views, allowing you to enjoy stunning sunsets and the serene blue waters of the Mediterranean.

### Amenities and Services

The complex provides an array of exceptional amenities designed to cater to your every need:

**Main Entrance Lobby:** A grand entrance that sets the tone for the luxurious living experience.

**Residents' Private Lobby:** Ensuring privacy and exclusivity for all residents.

**Bistro and Bar:** Perfect for socializing and unwinding.

**Indoor Swimming Pool:** Enjoy a refreshing swim in a beautifully designed pool area.

**Gym and Spa:** State-of-the-art fitness and wellness facilities.

**The Shopping Plaza:** On-site shopping and dining options, offering convenience and luxury at your doorstep.

#### **Additional Features**

**Energy Efficiency:** The apartment is designed with sustainability in mind, featuring energy-efficient solutions.

**Furnished:** Branded furniture included in the price, ensuring a seamless move-in experience.

#### **Investment Opportunity**

**High Rental Yield:** The property is part of a rental program offering a fixed income of 4% per annum for the first three years, with a profit-sharing model for subsequent years.

**VAT Reclaimable:** Buyers can register a company and claim back the VAT, making this an attractive investment option.

**Don't miss the opportunity to own a piece of luxury in one of Limassol's most sought-after locations. For more details and to arrange a viewing, don't hesitate to get in touch with us!**

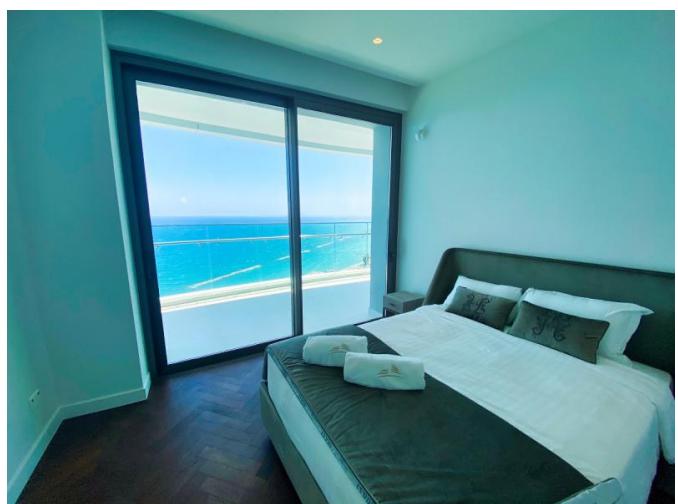
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