

## 3 BEDROOM PREMIUM CLASS APARTMENT AT GATED RESIDENTIAL COMPLEX NEAR THE SEA

750 000 €

<b>Property Code:</b>	923	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	134.7 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Floor:</b>	4	<b>Number of floors:</b>	5
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2018
<b>Distance to the sea:</b>	300 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Under Construction	<b>VAT:</b>	PLUS VAT
<b>Covered verandas, 27.6 m<sup>2</sup>:</b>			

### Property features:

Common Pool	Unfurnished	Heating	Air Condition
Telephone Line	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Garden	Balcony	

### Description:

Premium class, gated residential complex and meets the very high expectations. It is situated only 300 m from the well-known Dasudi beach and the eucalyptus park in the heart a touristic area of Limassol. Here you will forget about the routine and immerse yourself in relaxing atmosphere. 12 apartments and 2 penthouses are placed in a 5-storey building of modern design. Closed territory of the complex is equipped with access control system and CCTV. You will be pleased with contemporary design, high technologies of energy saving, acoustic and heat insulation, high-quality finish materials, "Smart home" system and more. The complex's territory includes children and regular swimming pools, playground, BBQ place and covered parking. Apartments feature high ceilings, spacious hallways with wardrobes, combined kitchen, living room and enlarged bedrooms with private bathrooms in master bedrooms. The neighborhood offers well-developed infrastructure: cafes and restaurants, supermarkets, bakery, pharmacy, post office, dry cleaning, football field, English kindergartens, a music school, Eucalyptus Park, a promenade with bike path, easy access to highway.

3 bedrooms apartment with covered areas 134.7 m<sup>2</sup> , covered terrace 27.6 m<sup>2</sup>, and total covered areas 183.95 m<sup>2</sup>, located on the fourth floor.

### Technical Specification

- Earthquake-resistant reinforced concrete frame
- Walls of ceramic bricks with thermal and sound insulation
- Panoramic windows with energy efficient frames and glazing
- Fire-resistant reinforced apartment entrance doors
- Floor heating provision
- Provision for the built-in air conditioning in the living rooms and wall units in bedrooms
- Finishing with natural stone, high quality ceramics, laminate (in

10.12.2025

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apartments) and natural wood parquet (in the penthouses) • Italian internal doors, in-built kitchens and wardrobes • Suspended ceilings with LED lighting and niches for curtain rods • Sanitary ware by Villeroy & Boch, mixers Grohe, electrical installations Legrand • Water pressure system heated from the sun panels and electricity • Intercom with camera, access system with video recording, provision for smart home system, Internet and telephone cabling • Overflow pool with a modern system of water disinfection • Automatic irrigation system • Playground and BBQ place

PRICE 750.000 Euro Plus VAT





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