

<b>Property Code:</b>	6963	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	75 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>VAT:</b>	no

**Property features:**

Air Condition	Telephone Line	Store Room	Solar panels for hot water
Double Glazing	Oven	Washing machine	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

**Description:**

**Price:** €530,000 (No VAT)- includes furniture, electrical appliances and air conditioning units.

Located in Germasogeia, just 3 kilometers from the vibrant heart of Limassol and a stone's throw from its picturesque coastline, the Royal Court offers an ideal blend of tranquility and convenience. This prime location places residents within easy reach of the area's diverse amenities, including a cinema, bowling alley, numerous dining options, and a lively nightlife scene. Just a short drive away, the dynamic energy of Limassol awaits, along with the endless expanse of sandy beaches, perfect for those ideal summer days by the sea.

The Royal Court stands as a stunning example of contemporary design, with its striking geometric façade combining stone and wood elements. The building is surrounded by lush, landscaped gardens, while its well-lit exterior and secure, fenced-in areas enhance privacy and safety. Upon entering the spacious lobby, elevators provide swift access to each of the three floors, where two- and three-bedroom apartments are available. With only nine apartments in total (four on the first floor, three on the second, and two on the third), the Royal Court promotes a sense of community and neighborliness. Each apartment is allocated one covered parking space and a storage room.

Each residence is designed with spacious proportions, using high-quality materials and finished to the highest standards. The open-plan living areas are designed for comfort and flow seamlessly onto expansive balconies with glass railings, offering breathtaking views of the city. Large, strategically placed windows flood the interiors with natural light, and the thoughtfully planned layouts ensure maximum comfort and efficient use of space.

ENERGY PERFORMANCE CATEGORY: B+



