

# COASTAL HAVEN IN POTAMOS GERMASOGIA - RENOVATED 3-BEDROOM HOME WITH POOL, GREEN SPACES ...

530 000 €

|   |                                  |   |                             |
|---|----------------------------------|---|-----------------------------|
| <b>Property Code:</b>                     | 6968                             | <b>Type:</b>                            | Sale - Semi- Detached house |
| <b>Location:</b>                          | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>                   | 115 m <sup>2</sup>          |
| <b>Plot Area:</b>                         | 300 m <sup>2</sup>               | <b>Bedrooms:</b>                        | 3                           |
| <b>Renovation:</b>                        | Renovated                        | <b>Number of floors:</b>                | 3                           |
| <b>Distance to the sea:</b>               | 300 m                            | <b>Distance to airport:</b>             | 65 km                       |
| <b>Status:</b>                            | Resale                           | <b>VAT:</b>                             | No VAT                      |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 15                               | <b>Covered verandas, m<sup>2</sup>:</b> | 54                          |

## Property features:

|                   |               |                   |                            |
|-------------------|---------------|-------------------|----------------------------|
| Air Conditioning  | Basement      | Covered Parking   | Kid's Play Area            |
| Pergola           | Storage       | Swimming Pool     | Title Deeds                |
| Uncovered Parking | Air Condition | Parking - Covered | Parking - Uncovered        |
| Telephone Line    | Private Pool  | Store Room        | Solar panels for hot water |
| Double Glazing    | Oven          | Washing machine   | Dish washer                |
| Microwave         | Cooker        | Extractor Fan     | Parking                    |
| Refrigerator      | Balcony       | Furniture         |                            |

## Description:

Experience the ultimate in coastal elegance and convenience with this beautifully renovated 3-bedroom semi-detached home in Potamos Germasogia. Located just 300 meters from the Mediterranean Sea, this residence combines modern comforts with a naturally inviting setting. Enjoy the benefits of three nearby green areas—a skate park, a kids' playground, and a lush green park—that enhance the outdoor lifestyle and offer fun and relaxation for the whole family. The property is also ideally situated close to everyday essentials, being only 470 meters from the METRO supermarket, 650 meters from the LIDL supermarket, 500 meters from a 24/7 Sigma bakery, and 485 meters from two pharmacies.

Spread over three levels, including a versatile basement perfect for an office, playroom, storage space, or maid's room, the home boasts 115 m<sup>2</sup> of thoughtfully designed internal space plus basement suitable for a gym, workshop, utility areas, etc. The ground floor welcomes you with a bright, open-plan living area, a stylish guest toilet, and a well-appointed kitchen that sets the stage for effortless entertaining. On the second floor, three bedrooms await, one of which features a balcony overlooking the private pool and the beautifully landscaped garden. Set on a 300 m<sup>2</sup> plot, the property offers extensive outdoor living with 54 m<sup>2</sup> of covered verandas and an additional 15 m<sup>2</sup> of uncovered verandas, ensuring plenty of room for al fresco dining and leisure. Additional highlights include a private pool with a stone barbecue, covered parking for two cars with extra uncovered parking options, air conditioning, double glazing with new windows, and eco-friendly

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solar panels for hot water. Located just 65 km from the airport, this home offers the perfect blend of tranquility, practicality, and connectivity.

Clear Title Deed is available.

**Contact us today to arrange your viewing and step into a lifestyle where coastal charm meets modern sophistication!**





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