

# MODERN 2-BEDROOM GREEN APARTMENT IN POTAMOS GERMASOGEIAS,

3 100 €/month

|                             |                                  |
|-----------------------------|----------------------------------|
| <b>Property Code:</b>       | 7044                             |
| <b>Location:</b>            | Limassol - POTAMOS<br>GERMASOGIA |
| <b>Bedrooms:</b>            | 2                                |
| <b>Distance to the sea:</b> | 1 km                             |

|   |                            |
|---|----------------------------|
| <b>Type:</b>                            | Long-term rent - Apartment |
| <b>Internal Area:</b>                   | 90 m <sup>2</sup>          |
| <b>Bathrooms:</b>                       | 2                          |
| <b>Covered verandas, m<sup>2</sup>:</b> | 21                         |

## 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:

This stylish and eco-conscious 2-bedroom apartment is situated in the highly desirable area of Potamos Germasogeias, just 1 km from the beach. Located on the 2nd floor, the property offers 90.1 m<sup>2</sup> of bright and functional living space, complemented by a 21.7 m<sup>2</sup> covered veranda — perfect for enjoying the Mediterranean climate.

The apartment also includes a 3.5 m<sup>2</sup> storage room, access to 22.3 m<sup>2</sup> of shared/common areas, and one allocated parking space. Built to modern environmental standards, the building boasts an Energy Efficiency rating of A and incorporates green features, offering comfortable and sustainable living.

Close to supermarkets, cafes, schools, and public transportation, this apartment is ideal for those seeking a premium residence with a focus on energy efficiency and convenience.

**Rental Price:** €3,100 per month

**Additional Costs:** Common expenses, utilities (water, electricity, annual refuse collection, internet) are payable separately by the Tenant.

**Security Deposit:** 2 months' rent as a security deposit against damages.

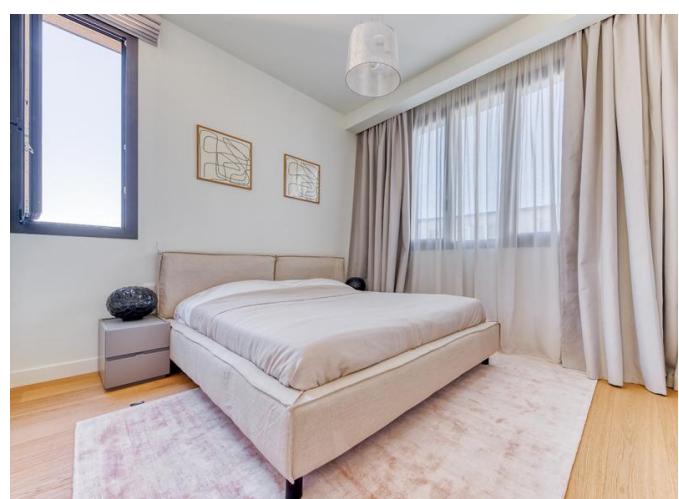
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