

LUXURY THREE-BEDROOM PENTHOUSE WITH PRIVATE ROOF GARDEN AND POOL IN GERMASOGEIA

€ 1 100 000

Property Code:	7178	Type:	Sale - Apartment
Location:	Limassol - POTAMOS GERMASOGIA	Bedrooms:	3
Bathrooms:	3	Floor:	4
Number of floors:	4	Heating:	Underfloor heating
Energy class:	A	Distance to the sea:	200 m
Distance to airport:	60 km	Status:	Off Plan
VAT:	+ VAT	Uncovered verandas, m²:	93
Covered verandas, m²:	18		

Property features:

4th Floor Apartment	Air Conditioning	Elevator	Furniture Negotiable
Penthouse	Roof Garden	Storage	Swimming Pool
Top Floor Apartment	Under Floor Heating	Unfurnished	Heating
Air Condition	Parking - Covered	Telephone Line	Alarm
Furnished	VRV central ceiling system	Private Pool	Store Room
Solar panels for hot water	Double Glazing	Parking	Balcony

Description:

A rare opportunity to own a truly luxurious residence in the heart of Limassol's prestigious Germasogeia tourist area, just 200 meters from the sea and the celebrated eucalyptus park Dassoudi. This exclusive gated development offers a private and serene lifestyle with only a handful of residences, ensuring privacy and exclusivity.

The available property is a three-bedroom penthouse, meticulously designed with the highest standards of modern living. It boasts an internal area of 86 m², complemented by an elegant covered veranda of 18 m², a generous auxiliary space of 39 m², and a beautifully landscaped roof garden of 57 m² with its own private pool and panoramic views of the city. The residence also includes a dedicated storage space of 3.1 m² and access to thoughtfully designed common areas totaling 30.93 m², creating a total area of 234.33 m².

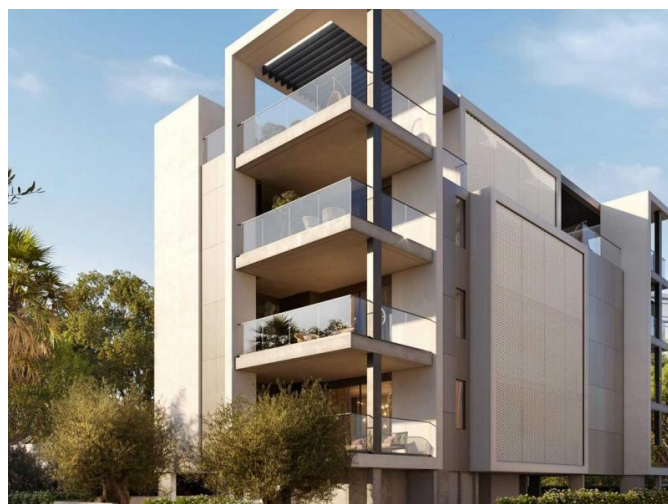
This penthouse is finished with semi-solid parquet floors in every room, marble floors and walls in bathrooms, ceilings of 3.15 m in height, and thermal aluminum window frames with double glazing. Security entrance doors, intercom system, underfloor heating, and a central VRV air-conditioning system ensure comfort and safety. Kitchens and wardrobes are fitted with high-standard European cabinets, while sanitary ware is selected from renowned European brands.

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Residents benefit from a secure gated environment, a common swimming pool, and ample parking.

With its high energy efficiency rating (Class A) and superior design, this residence combines elegance, comfort, and sustainability.



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