

# LUXURY 3-BEDROOM PENTHOUSE WITH PRIVATE POOL AND PANORAMIC VIEWS IN LIMASSOL'S...

1 410 000 €

<b>Property Code:</b>	7182	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	106 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	4+
<b>Floor:</b>	4	<b>Number of floors:</b>	4
<b>Heating:</b>	Underfloor heating	<b>Energy class:</b>	A
<b>Distance to the sea:</b>	200 m	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	+ VAT
<b>Uncovered verandas, m<sup>2</sup>:</b>	107	<b>Covered verandas, m<sup>2</sup>:</b>	23

## Property features:

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

## Description:

This exclusive luxury residence in the heart of Limassol's prestigious Germasogeia tourist area offers a rare opportunity to enjoy the perfect combination of elegance, comfort, and location. Situated just 200 meters from the sea and the renowned eucalyptus park Dassoudi, the development consists of only six premium 2- and 3-bedroom apartments and one exceptional penthouse, ensuring privacy and exclusivity for its residents.

Designed with sophistication in mind, the building features in-door amenities such as a common swimming pool and spacious private parking. Each apartment is built to the highest standards, with semi-solid parquet flooring in every room, marble finishes in bathrooms, high ceilings of 3.15 meters, underfloor heating, and a central VRV air-conditioning system. European-brand kitchens, wardrobes, and sanitary ware add to the refined interiors, while thermal aluminum frames with double glazing guarantee comfort and energy efficiency.

The penthouse represents the pinnacle of luxury living, offering a spacious roof garden with a private pool and breathtaking panoramic views of the city. Energy Class A certification ensures significant savings and modern sustainability.

The available penthouse offers an internal area of 106 m<sup>2</sup>, a covered veranda of 23 m<sup>2</sup>, auxiliary

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space of 42 m<sup>2</sup>, a roof garden of 63 m<sup>2</sup>, and storage, with a total area of 274.18 m<sup>2</sup>.

