

## 2 BEDROOM PENTHOUSE WITH PRIVATE SWIMMING POOL AND ROOF GARDEN

€ 580 000

<b>Property Code:</b>	11447	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - GERMASOGIAS	<b>Internal Area:</b>	91 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	3
<b>Number of floors:</b>	3	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	A	<b>Year of construction:</b>	2024
<b>Distance to airport:</b>	55 km	<b>Status:</b>	Resale
<b>VAT:</b>	no	<b>Uncovered verandas, m<sup>2</sup>:</b>	57
<b>Covered verandas, m<sup>2</sup>:</b>	68		

### Property features:

Elevator	Penthouse	Roof Garden	Top Floor Apartment
Air Condition	Private Pool	Store Room	Solar panels for hot water
Double Glazing	Washing machine	Dish washer	Extractor Fan
Refrigerator	Balcony		

### Description:

Nearly brand new , as it was built in 2024, penthouse of 2 bedrooms is situated in one of the most scenic areas of Limassol Germasogia,- in a very quiet neighbourhood, this contemporary building is the ideal spot for anyone looking for a brand new apartment to buy. Adjacent to the building there is a 2500m2 municipal park where all families residing here can enjoy a nice day out.

The park can be accessed directly from the building. The building consists of six beautiful and very spacious 2-3 bedroom apartments .

Adding to that, the building is very close to a lot of city amenities like grocery stores, pharmacies, schools and banks. This way anyone living here will not have to travel very far for anything.

The 2 bedroom penthouse specifications:

3<sup>rd</sup> an 4<sup>th</sup> floor

Flat area: 91m2

Covered verandas: 68m2

Total: 159m2

Roof terrace: 57m2

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Private swimming pool

2 bedrooms en-suite

1 bathroom on the roof terrace

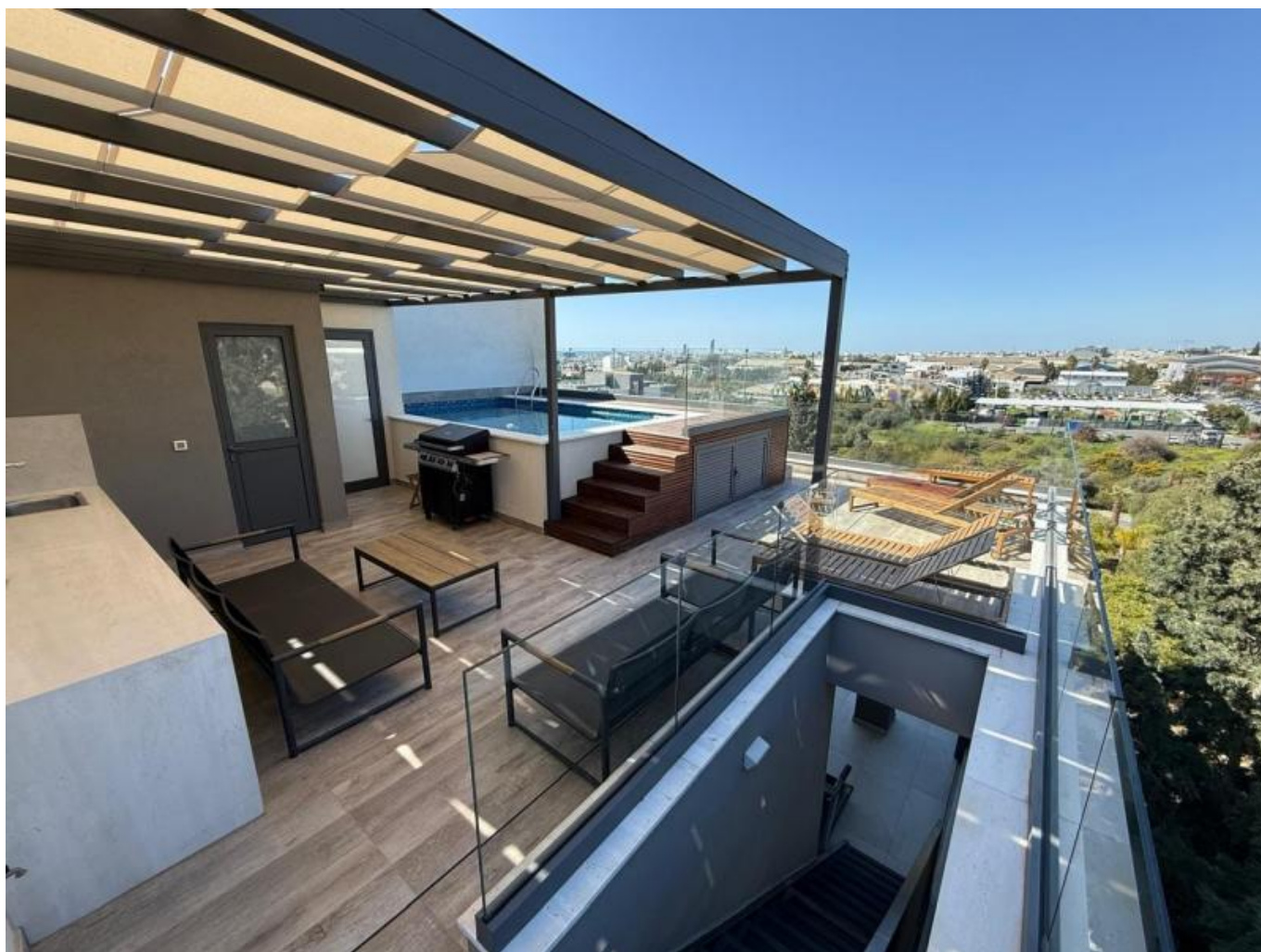
1 guest toilet

A/C VRV system

Underfloor heating fully operational

Year of the building: 2024

Title deed available



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