

# LUXURY 4-BEDROOM PENTHOUSE WITH A SPACIOUS ROOF TERRACE AND RESORT-STYLE FACILITIES

€ 1 050 000

|                                           |                        |                                         |                    |
|-------------------------------------------|------------------------|-----------------------------------------|--------------------|
| <b>Property Code:</b>                     | 11467                  | <b>Type:</b>                            | Sale - Apartment   |
| <b>Location:</b>                          | Limassol - GERMASOGIAS | <b>Internal Area:</b>                   | 141 m <sup>2</sup> |
| <b>Bedrooms:</b>                          | 4                      | <b>Bathrooms:</b>                       | 3                  |
| <b>Renovation:</b>                        | Design                 | <b>Floor:</b>                           | 5                  |
| <b>Number of floors:</b>                  | 5                      | <b>Heating:</b>                         | Underfloor heating |
| <b>Distance to airport:</b>               | 65 km                  | <b>VAT:</b>                             | + VAT              |
| <b>Uncovered verandas, m<sup>2</sup>:</b> | 47                     | <b>Covered verandas, m<sup>2</sup>:</b> | 35                 |

## Property features:

|                 |                            |                |                |
|-----------------|----------------------------|----------------|----------------|
| Communal Pool   | Covered Parking            | Elevator       | Gym            |
| Kid's Play Area | Penthouse                  | Swimming Pool  | Telephone Line |
| Store Room      | Solar panels for hot water | Double Glazing | Parking        |
| Balcony         |                            |                |                |

## Description:

An exceptional four-bedroom penthouse offering villa-style space, privacy and outdoor living within an exclusive gated residential development in one of Limassol's most desirable districts.

The residence provides approximately 243 m<sup>2</sup> of total area, including 141 m<sup>2</sup> of beautifully planned internal space, a 35 m<sup>2</sup> covered veranda, a generous 47 m<sup>2</sup> uncovered terrace and a 6 m<sup>2</sup> private storeroom. The expansive outdoor areas create an impressive setting for alfresco dining, entertaining guests or simply enjoying Cyprus's year-round Mediterranean climate.

Inside, the property features a bright open-plan living and dining area, a contemporary custom-designed kitchen with granite worktops, four comfortable bedrooms and refined finishes throughout. Specifications include underfloor heating, smart lighting controls, decorative ceilings with concealed lighting, quality sanitary ware and fittings, thermal insulation, a pressurised water system and provision for air conditioning.

Residents benefit from an overflow swimming pool, separate children's pool, private gym, landscaped gardens, children's playground, covered secured parking, CCTV-monitored communal areas, video entry and an elegant entrance lobby.

Conveniently positioned within easy reach of the coastline, leading schools, shops, restaurants and the highway, this penthouse is equally suited to luxurious permanent living, a prestigious holiday residence or a high-quality property investment.

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