

# LUXURY 3 BEDROOM APARTMENT IN CONTEMPORARY CONDOMINIUM IN GERMASOGEIA VILLAGE

661 000 €

<b>Property Code:</b>	1389	<b>Type:</b>	Sale - Apartment
<b>Location:</b>		<b>Internal Area:</b>	130 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Renovation:</b>	Modern	<b>Floor:</b>	6
<b>Number of floors:</b>	8	<b>Energy class:</b>	A
<b>Year of construction:</b>	2022	<b>Distance to the sea:</b>	1.5 km
<b>Distance to airport:</b>	65 km	<b>Status:</b>	New
<b>VAT:</b>	+VAT	<b>Covered verandas, m<sup>2</sup>:</b>	34

## Property features:

Common Pool	Air Condition	Telephone Line	Store Room
Solar panels for hot water	Double Glazing	Parking	Balcony

## Description:

### LUXURY 3 BEDROOM APARTMENT IN CONTEMPORARY CONDOMINIUM IN POTAMOS GERMASOGEIA

This is a spacious residential apartment complex that personifies modern contemporary living, giving you the opportunity to be close to the action, yet away from the crowds. Designed and planned to raise the bar for liveability in Cyprus's liveliest city, and with its array of lifestyle conveniences, including a gym and an impressive swimming pool with sun terrace. Complex is a sophisticated residential condominium that is sure to attract the discerning owner.

### LAST AVAILABLE APARTMENT! READY TO MOVE IN!

#### DOORS/WINDOWS:

**Internal Doors:** Italian lacquered white matt with wooden frame with invisible hinges and magnetic lock. Design handle.

**External:** Aluminium thermal windows with double opening mechanism (full height up to beam). Aluminium thermal doors, with lift & slide mechanism.

Frosted glass in bathrooms and toilets. Imported security door for main flat entrance.

#### WARDROBES / KITCHEN:

Italian Kitchens white lacquered glossy. Synthetic granite worktop.

Imported vanity units.

Italian wardrobes, white glossy with aluminium handle.

21.12.2025

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**SANITARY FITTINGS:**

Laufen brand white, Grohe mixers and stainless steel kitchen sink.

**PLUMBING:**

Pipe in pipe water supply system. Water electric heater/Pressure pump.

**SOLAR HEATER:** Included.

**AIR CONDITIONING / CENTRAL HEATING**

Provision for Total Solution VRV system for underfloor heating and a/c units.

**OTHER FACILITIES:**

Swimming pool dimensions 5mx12m

Toilets for pool

External showers in pool area

Play ground area for children

Fully fitted gym with following equipment and fittings to be used exclusively by the project tenants:

1 elliptical, 1 treadmill, 1 weight station, 1 bike.

Shower and lockers.

Sauna ( 6 persons).

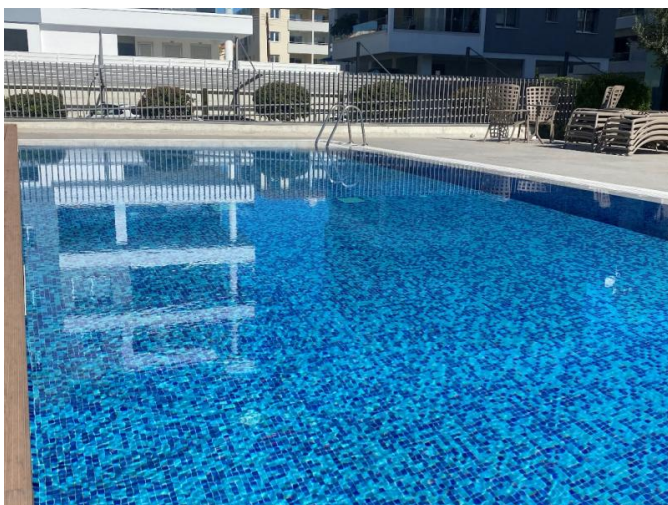
**HIGH ENERGY SAVING DESIGN:**

The project has been designed in accordance with the HIGH ENERGY SAVING standards for buildings and all flats have obtained Energy Performance Class A.

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