

**MODERN 3 BEDROOM DUPLEX  
APARTMENT ON THE TOP FLOOR IN  
GERMASOGEIA**

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520 000 €

|                             |                                  |   |                    |
|-----------------------------|----------------------------------|---|--------------------|
| <b>Property Code:</b>       | 1518                             | <b>Type:</b>                            | Sale - Apartment   |
| <b>Location:</b>            | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>                   | 130 m <sup>2</sup> |
| <b>Bedrooms:</b>            | 3                                | <b>Distance to the sea:</b>             | 400 m              |
| <b>Distance to airport:</b> | 60 km                            | <b>Status:</b>                          | Resale             |
| <b>VAT:</b>                 | NO VAT                           | <b>Covered verandas, m<sup>2</sup>:</b> | 30                 |

**Property features:**

|               |                            |                |           |
|---------------|----------------------------|----------------|-----------|
| Common Pool   | Air Condition              | Telephone Line | Furnished |
| Store Room    | Solar panels for hot water | Double Glazing | Garden    |
| Oven          | Dish washer                | Microwave      | Cooker    |
| Extractor Fan | Parking                    | Refrigerator   | Furniture |

**Description:**

**This lovely 3 bedroom duplex flat on top floor situated in the most popular tourist area in Germasogeia , ten minutes' drive east of the centre of Limassol . Walking distance from the sea, while at the same time being within easy access of the highway linking all major towns on the island.**

**This luxury project has a modern and comfort design and comprises of 8 flats and only 2 floors with common swimming pool.**

**The building is constructed with high quality materials.**

***Apartment included:***

**All walls with modern building materials for perfect heat and sound insulation  
first quality sanitary ware**

**Kitchens, cabinets, counters, internal doors first quality**

**Kitchen's counter from Corian**

**All external doors and windows aluminium double glazing  
electric shutters on the windows of the bedrooms**

**installing solar system on the roof**

**Provision for satellite antenna**

**Two covered parking and one storage room**

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**Communal Swimming pool with communal BBQ**

**Fully electrical supplies**

**Fully furnished**

**Fully curtains and lights**

**Roof barden**

**Title deed**



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