

## **TWO BEDROOM LUXURIOUS APARTMENTS IN GERMASOGEIA**

**425 000 € — 530 000 €**

<b>Property Code:</b>	2458
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Bedrooms:</b>	2
<b>Distance to the sea:</b>	750 m
<b>Status:</b>	New
<b>Covered verandas, m<sup>2</sup>:</b>	28

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	105 m <sup>2</sup>
<b>Number of floors:</b>	5
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+VAT

### **Property features:**

Common Pool	Parking - Uncovered	Telephone Line	Alarm
Store Room	Solar panels for hot water	Double Glazing	Garden
Parking	Balcony		

### **Description:**

A new addition to Limassol's skyline, awarded "BestApartment/Condominium" at the European Property awards 2019-2020. It is situated in Yermasoyia area, just 750 meters to the Limassol shoreline and so close to the cosmopolitan city centre. It consists of five floors and 18 spacious apartments. Each floor features four two-bedroom apartments, exclusively designed for maximum comfort and privacy. The top floor is reserved for two penthouses, a three and four-bedroom residence, complete with their own Jacuzzi bathtubs at the roof garden. The luscious gardens are carefully designed to remind you of a tropical paradise ideal for an outdoor gym, relaxation area, sauna and swimming pool.

### **TWO BEDROOM APARTMENTS WITH TOTAL COVERED AREA 136-144 M2**

#### First floor:

TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 105 M2 PLUS 28 M2 covered veranda.  
PRICE 425.000 EURO PLUS VAT

TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 109 M2 PLUS 32 M2 covered veranda.  
PRICE 425.000 EURO PLUS VAT

#### Third floor:

TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 105 M2 PLUS 32 M2 covered veranda.  
PRICE 470.000 EURO PLUS VAT

TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 109 M2 PLUS 32 M2 covered veranda.  
PRICE 480.000 EURO PLUS VAT

#### Fourth floor:

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**TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 105 M 2 PLUS 32 M2 covered veranda. PRICE 520.000 EURO PLUS VAT**

**TWO BEDROOM APARTMENT WITH INTERNAL AREA OF 109 M 2 PLUS 32 M2 covered veranda. PRICE 530.000 EURO PLUS VAT**

### **Facilities**

•Reception area •Large adults swimming pool with water curtains (17.5m\*8m) •Kids swimming pool (4m\*4m) •Outdoor Gym •Sauna •Indoor and outdoor seating area •Summer bar area •outdoor children's playground •Parking area •Bicycle parking area •Storage room •Luscious gardens •Provision for electric shutters •Surveillance System with camera •Fire detectors •Provision V.R.V cooling system •Under floor electric heating •Exclusive Italian brand finishes •Mirage/Fantini mixers •Cielo sanitary fittings

### **Advantages**

•750 meters from a blue flag beach •Quiet residential area •Right next to a communal park •Walking distance to the tourist area and a blue flag beach



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