

# BRAND NEW MODERN APARTMENTS IN POTAMOS GERMASOGIA LIMASSOL

€ 503 000 — € 840 000  
~~€ 1 100 000~~

|   |                                  |   |                    |
|---|----------------------------------|---|--------------------|
| <b>Property Code:</b>                   | 2613                             | <b>Type:</b>                              | Sale - Apartment   |
| <b>Location:</b>                        | Limassol - POTAMOS<br>GERMASOGIA | <b>Internal Area:</b>                     | 100 m <sup>2</sup> |
| <b>Bedrooms:</b>                        | 2                                | <b>Bathrooms:</b>                         | 2                  |
| <b>Renovation:</b>                      | Modern                           | <b>Year of construction:</b>              | 2020               |
| <b>VAT:</b>                             | plus VAT                         | <b>Uncovered verandas, m<sup>2</sup>:</b> | 12                 |
| <b>Covered verandas, m<sup>2</sup>:</b> | 20                               |   |                    |

## Property features:

|             |                            |                |                |
|-------------|----------------------------|----------------|----------------|
| Unfurnished | Heating                    | Air Condition  | Telephone Line |
| Store Room  | Solar panels for hot water | Double Glazing | Garden         |
| Parking     | Balcony                    |                |                |

## Description:

Located on the Southern Coast of Cyprus, in Germasogeia, Limassol, is nestled between citrus orchards and neighborhood gardens in the most affluent section of Germasogeia. Limassol is famous for its splendid beaches, vibrant lifestyle, and great food.

Innovative design and comfort are combined in this five-story building that boasts prized whole floor apartments. This inspired concept presents each floor with its unique layout, provides utmost appeal and privacy, at the highest available level of specifications. The interiors connect seamlessly to the terrace spaces creating an indoor/outdoor livable setting.

Each apartment offers an open floor plan that combines a state-of-the-art kitchen with the dining and living areas. The floor to ceiling sliding windows welcome ambient natural light, charming views and the Mediterranean Sea breeze. Two well-appointed bedrooms with designer bathrooms, built-in closets and walk-in closet complement the property. Each apartment is allocated two parking spaces and one storage room. Floors four and five are dedicated to the penthouse with its private roof garden and swimming pool.

Great attention to detail and quality were afforded in selecting all the materials, amenities, and appliances for this building, such as security doors, smart automation systems for lights and curtains, elite landscaping and last but not least an exquisitely designed entrance to this stylish building.

## Project Details

183 - 234 m<sup>2</sup> m<sup>2</sup> Property Size

2 Bedrooms

2 bathrooms

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|               | covered area       | covered veranda   | uncovered veranda | common area       | storage         | parking                     | total covered area | price                  |
|---------------|--------------------|-------------------|-------------------|-------------------|-----------------|-----------------------------|--------------------|------------------------|
| Apartment 201 | 99 m <sup>2</sup>  | 29 m <sup>2</sup> | 10 m <sup>2</sup> | 18 m <sup>2</sup> | 7m <sup>2</sup> | 27m <sup>2</sup> , 2 places | 190 m <sup>2</sup> | EURO 503.550 + 19% VAT |
| Apartment 101 | 99 m <sup>2</sup>  | 19 m <sup>2</sup> | 12 m <sup>2</sup> | 18 m <sup>2</sup> | 7m <sup>2</sup> | 27m <sup>2</sup> , 2 places | 182 m <sup>2</sup> | EURO 542.715 + 19% VAT |
| Apartment 301 | 99 m <sup>2</sup>  | 28 m <sup>2</sup> | 6 m <sup>2</sup>  | 18 m <sup>2</sup> | 7m <sup>2</sup> | 27m <sup>2</sup> , 2 places | 185 m <sup>2</sup> | EURO 576.285 + 19% VAT |
| Penthouse 401 | 101 m <sup>2</sup> | 30 m <sup>2</sup> | 80 m <sup>2</sup> | 18 m <sup>2</sup> | 7m <sup>2</sup> | 27m <sup>2</sup> , 2 places | 263 m <sup>2</sup> | EURO 839.250 + 19% VAT |

Penthouse includes roof garden and swimming pool

Completion date Sep 2020



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