

EXCEPTIONAL & LUXURY 5-BEDROOM PENTHOUSE IN A QUIET AREA OF POTAMOS GERMASOGEIA JUST...

10 000 €/month

Property Code:	5693	Type:	Long-term rent - Apartment
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	231 m ²
Bedrooms:	5	Bathrooms:	4+
Renovation:	Modern	Floor:	4
Number of floors:	4	Heating:	Underfloor heating
Energy class:	B	Distance to the sea:	250 m
Distance to airport:	65 km	Status:	New
Uncovered verandas, m²:	196	Covered verandas, m²:	22

Property features:

4th Floor Apartment	Air Conditioning	Common Pool	Communal Pool
Penthouse	Roof Garden	Sea View	Shutters
Swimming Pool	Top Floor Apartment	Under Floor Heating	Air Condition
Parking - Covered	Telephone Line	Furnished	VRV central ceiling system
Private Pool	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Dish washer	Microwave
Cooker	Extractor Fan	Parking	Refrigerator
Balcony	Furniture		

Description:

The design of this exceptional residential complex is executed in the classical colonial style of Cypriot architecture. The facade is elaborately decorated with arches reflecting the Venetian stone bridge located to the right of the project. Ornate balustrades and decorative elements made of natural stone add to the architectural language of the buildings. The refined style is characterized by its harmonious proportions. Its aesthetics which comes from colonial architecture comes from research of noble and simple lines, balance and order.

The complex is located in the geographical centre of Limassol in a prestigious and quiet housing area of the city, within walking distance from Dassoudi beach with eucalypt and pine grove, and 250m from the seaside road. All the necessary amenities and hotels are also within walking distance from the complex. The low-density building area, old riverbed, century-old trees and Venetian bridge create in combination the atmosphere of privacy right in the geographical centre of the city.

The building complex consists of a block of just 5 apartments (three 3-bedroom apartments, one 3-

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bedroom duplex and the 4-level penthouse with 4 bedrooms and a guest room) and a detached house. The units are connected by columned arches with stonework. In the centre of the complex, there is a large swimming pool finished with mosaics. The large area of the plot accommodates, apart from the swimming pool, a spacious recreational area with landscaped garden.

The project includes a fitness room and sauna.

The Project has a Class "B" Energy Efficiency Certificate - the highest class for buildings of this type (class "A" can only be assigned to buildings that independently generate electricity from the energy of the sun or wind).

Main specifications of the complex:

Secured fenced-in territory

24/7 video monitoring

14x7m swimming pool finished with mosaics. The penthouse enjoys its own swimming pool of 7.7x3.1m size

Fitness room

Sauna (male/female)

Apartment/villa Specifications:

Net ceiling height is 3.10m.

High (2.4 m) interior doors

Double-brick external walls

Living room and bedroom floors are laid with expensive marbles/granites with mosaics and wooden parquet

External doors and windows made from hardwood frames are adjusted to the Cyprus climate and match the classical interiors and exteriors of the buildings

Underfloor heating systems using cutting-edge technology from Siemens

Mitsubishi VRV air-conditioning systems

Bathroom floors and walls are laid with expensive sorts of marble and granites

Subtle details like bathroom air conditioning, bidets and/or hygienic douche inside

Kitchen units and sanitary ware from top European brands, such as Duravit, Berloni, Grohe
Smart Home system. Packages are available (provision by default)

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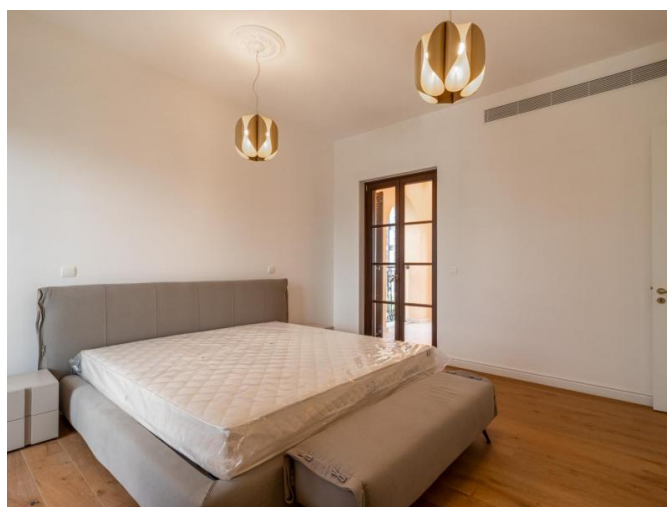
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