

**STUNNING 3-BEDROOM LUXURY
APARTMENT: CLASSIC ELEGANCE MEETS
MODERN COMFORT**

€ 1 350 000 — € 1 450 000

Property Code:	5724	Type:	Sale - Apartment
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	125 m ²
Bedrooms:	3	Bathrooms:	3
Floor:	3	Number of floors:	4
Heating:	Underfloor heating	Energy class:	B
Distance to the sea:	250 m	Distance to airport:	65 km
VAT:	No VAT	Uncovered verandas, m²:	7
Covered verandas, m²:	23		

Property features:

3rd Floor Apartment	Air Conditioning	Common Pool	Communal Pool
Covered Parking	Elevator	Furnished	Storage
Under Floor Heating	Heating	Air Condition	Parking - Covered
Telephone Line	Furnished	VRV central ceiling system	Store Room
Solar panels for hot water	Double Glazing	Garden	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

Description:

Step into an unparalleled blend of luxury, location, and classical Cypriot architecture nestled within the heart of Limassol. This 3-bedroom, high-end apartment is your opportunity to own a slice of paradise, just a stone's throw away from the sparkling waters of Dassoudi Beach and a selection of the finest amenities.

This stunning residence offers an expansive internal area of 125 sqm, coupled with a generous 23 sqm of covered verandas, and an additional 7 sqm of uncovered verandas, amounting to a total of 155 sqm of elegant, open space.

The home's interior boasts a net ceiling height of 3.10m, enhancing the sense of space and airiness. High-quality hardwood frames for external doors and windows, designed specifically to adapt to the Cyprus climate, seamlessly marry the classical interiors and exteriors of the building.

The living room and bedroom floors are a visual feast, exquisitely laid with expensive marble/granites accented with mosaics and wooden parquet. Underfoot, you will enjoy the comfort of underfloor heating systems by Siemens, and keep cool in the hot Cyprus summers with Daikin

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VRV air-conditioning systems.

The bathrooms are no less impressive, featuring floors and walls adorned with the finest sorts of marble and granite. Added luxuries include bathroom air conditioning and either bidets or hygienic douches for the ultimate comfort.

The heart of the home, the kitchen, features top-of-the-line units and sanitary ware from celebrated European brands like Duravit, Berloni, and Grohe.

The residential complex itself offers a wealth of leisure opportunities. You can bask in the sunshine by the 14x7m swimming pool, meticulously finished with mosaics, or maintain your fitness regimen in the on-site fitness room.

Embrace the exquisite blend of tranquillity and convenience, where centuries-old trees, an old riverbed, and a Venetian bridge contribute to a serene, private atmosphere, all within the geographical centre of vibrant Limassol city. Experience the very best of Cypriot living - an investment in a lifestyle of unmatched luxury and comfort.

Don't miss this opportunity - contact us today!



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