

# BRAND NEW 1-BEDROOM APARTMENTS CLOSE TO THE SEA

290 000 € —300 000 €

<b>Property Code:</b>	6034
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Bedrooms:</b>	1
<b>Year of construction:</b>	2024
<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+ VAT

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	36 m <sup>2</sup>
<b>Renovation:</b>	Modern
<b>Distance to the sea:</b>	400 m
<b>Status:</b>	Under Construction
<b>Covered verandas, m<sup>2</sup>:</b>	9

## Property features:

Communal Pool	Store Room	Solar panels for hot water	Double Glazing
Parking	Balcony		

## Description:

It is a unique new development in Limassol, its four floors plus roof garden and 11 spacious apartments create an atmosphere of opulent luxury for its residents. Each floor features three apartments exclusively designed and arranged to allow for maximum comfort and privacy. The top floor is reserved for two penthouses. One of them is complete with its own roof garden and private pool.

Ideally located in the Germasoyia area 400m from the beach, one of the most sought-after and prestigious residential areas in Limassol and within walking distance to all everyday necessary amenities, such as supermarkets, pharmacies, restaurants, bakeries and much more. Further, it is just a five-minute walk away from Limassol's beautiful beaches.

## FEATURES

Close proximity to the beach  
Quiet location  
Common swimming pool on the roof garden  
Penthouse private swimming pool on the roof garden  
Indoor gym area & jacuzzi area

- Indoor changing rooms
- Storage rooms
- Parking spaces
- Secured gated complex
- Italian high-end material

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## **DETAILS**

### **Ground Floor**

- Parking area & storage

### **Mezzanine Floor**

- Gym area
- Jacuzzi
- Changing rooms
- Showers
- Large storage with en suite

### **1st - 2nd & 3rd Floor**

3 Apartments on each floor (Total of 9 flats)

### **4th Floor**

1 Penthouse with roof garden  
1 Penthouse with private pool and roof garden



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