

**COLONIAL ELEGANCE MEETS MODERN  
LUXURY: OPULENT 3-BEDROOM  
APARTMENT WITH PRIVATE POOL IN...**

€ 8 500 /month

<b>Property Code:</b>	6131	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	134 m <sup>2</sup>
<b>Bedrooms:</b>	3	<b>Bathrooms:</b>	3
<b>Floor:</b>	5	<b>Heating:</b>	Underfloor heating
<b>Energy class:</b>	B	<b>Distance to the sea:</b>	250 m
<b>Distance to airport:</b>	65 km	<b>Uncovered verandas, m<sup>2</sup>:</b>	24
<b>Covered verandas, m<sup>2</sup>:</b>	6		

**Property features:**

5th Floor Apartment	Air Conditioning	Covered Parking	Elevator
Furnished	Penthouse	Provision for Air-conditioning	Roof Garden
Storage	Swimming Pool	Top Floor Apartment	Uncovered Parking
Under Floor Heating	Unfurnished	Heating	Air Condition
Parking - Covered	Parking - Uncovered	Furnished	VRV central ceiling system
Private Pool	Store Room	Fireplace	Solar panels for hot water
Double Glazing	Oven	Washing machine	Dish washer
Microwave	Cooker	Extractor Fan	Parking
Refrigerator	Balcony	Furniture	

**Description:**

Experience the epitome of luxury and elegance in the heart of Limassol, Cyprus, with this exquisite 3-bedroom apartment nestled within a grand club-style complex. Bask in the comfort of colonial-style architecture, double-brick walls and expansive interiors with a net ceiling height of 3.10m, high interior doors of 2.4m, and grand external doors and windows crafted from robust hardwoods, offering a touch of classic sophistication.

Nestled only 250m from Dassoudi, one of Limassol's finest beaches, and the bustling seaside road, this lavish apartment is ideally located for both convenience and pleasure. All essential amenities including supermarkets, bakeries, and pharmacies are within a 250m radius, making daily living a breeze.

The secure, fenced-in complex houses an array of first-class amenities. Be welcomed by the impressively finished front entrance featuring luxurious marble, exquisite chandeliers, and sophisticated furniture. Take advantage of the fitness centre, enjoy leisurely swims in the 28x11m mosaic-finished pool, or unwind in the hammam or sauna. The complex also provides 24/7 video

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monitoring and a dedicated room for the Concierge to cater to your needs.

This 3-bedroom apartment, spanning 205 sq.m in total, resides on the 5th, 6th and Roof Garden levels. It includes a private swimming pool and boasts an internal area of 134 sq.m, a roof terrace of 41 sq.m, and a combined covered and uncovered veranda space of 30 sq.m.

The interiors exude opulence with expensive marble, granite, and wooden parquet flooring in the living room and bedrooms. The bathrooms are an oasis of luxury with marble and granite finishes, air conditioning, bidets, and/or hygienic douche. The apartment comes with underfloor heating systems from Siemens and Mitsubishi VRV air-conditioning systems, ensuring perfect comfort throughout the year.

The kitchen units and sanitary ware are sourced from top European brands including Duravit, Berloni, and Grohe, offering both style and durability. Moreover, the apartment is equipped with a state-of-the-art Smart Home system with various packages available.

This extraordinary 3-bedroom apartment is available for rent at 8,500 Euro per month with a minimum commitment of 12 months. Immerse yourself in an unparalleled living experience in one of Limassol's most prestigious areas.

**Experience the best of Cypriot living in this luxurious gem!**

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