

<b>Property Code:</b>	6193	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	196 m <sup>2</sup>
<b>Bedrooms:</b>	5	<b>Renovation:</b>	Modern
<b>Floor:</b>	5	<b>Number of floors:</b>	5
<b>Heating:</b>	Underfloor heating	<b>Year of construction:</b>	2023
<b>Distance to the sea:</b>	750 m	<b>Distance to airport:</b>	65 km
<b>VAT:</b>	+VAT	<b>Covered verandas, m<sup>2</sup>:</b>	42

### Property features:

Communal Pool	Elevator	Penthouse	Roof Garden
Sea View	Under Floor Heating	Parking - Covered	Telephone Line
Furnished	VRV central ceiling system	Store Room	Solar panels for hot water
Double Glazing	Oven	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

### Description:

The building consists of five floors and 17 spacious apartments. On the 5th floor, one can find 2 luxurious penthouses. **Penthouse** is a 3 + 2 bedroom residence with a roof garden of 85sqm where the residents can enjoy their BBQ area and the jacuzzi while looking at Limassol's coastline. This penthouse comes complete with underfloor heating and, a VRV cooling system, fully furnished with electrical appliances. All materials have been carefully chosen by our Interior designer to provide comfort and luxury.

The luscious gardens of the project are carefully designed to create not only tropical vibes but also the space for an outdoor gym, a relaxation area, a BBQ area, a sauna, and a swimming pool.

### FACILITIES :

- 750 meter Walking distance to the beach
- Quiet residential area
- Right next to a communal park
- Reception area
- Large adult adult ming pool with water curtains (18m\*8m)
- Kids swimming pool (4m\*4m)
- outdoor gym

Sauna

Indoor and outdoor seating area

Summer barbecue area

Indoor and outdoor Children's playground

Parking

Bicycle parking area

Storage room

Exclusive Italian brand finishes

Mirage/Fantini mixers

Cielo sanitary fittings

Under-floor electric Heating

V.R.V (Cooling)

Surveillance System

Fire detectors

Intercom Camera

Fully furnished

Electrical appliances

Luscious gardens

**3 + 2 SEA VIEW PENTHOUSE**

**1 900 000 €**



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