

# EXCEPTIONAL 4-BEDROOM WHOLE-FLOOR PENTHOUSE WITH ROOFTOP GARDEN

6 500 €/month

<b>Property Code:</b>	6272	<b>Type:</b>	Long-term rent - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	184 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Renovation:</b>	Modern
<b>Covered verandas, m<sup>2</sup>:</b>	42		

## Property features:

Roof Garden	Swimming Pool	Under Floor Heating	Air Condition
Telephone Line	Alarm	Furnished	Solar panels for hot water
Double Glazing	Garden	Maids Room	Oven
Washing machine	Cooker	Parking	Refrigerator
Balcony	Furniture		

## Description:

The Residence is located in the highly desirable Potamos Germasogeia area, just a short 14-minute walk from the sea. Spanning across 6,500 m<sup>2</sup> of meticulously landscaped grounds, this exclusive development is enveloped by lush gardens and a dedicated playground. The property boasts a private road adorned with a roundabout for seamless access while ensuring security through a comprehensive CCTV surveillance system in common areas.

Residents also enjoy access to a generously sized communal swimming pool, elevating the overall quality of life within this prestigious community.

Interior area : 184 m<sup>2</sup>

Covered Veranda: 42 m<sup>2</sup>

Two Covered Parking Spaces

One Uncovered Parking Space

Storage with a Window: flexibility to transform it into a gym or playroom 68 m<sup>2</sup>

Rooftop Garden: 66 m<sup>2</sup>

Inclusive Features:

Photovoltaic panels

- Master bedroom with Ensuite
- Secondary Master bedroom with private ensuite and Kitchenette, Complete with a separate entrance and a connecting Door to the entire flat, Ideal for Guests, housemaids, or Relatives.
- Luxurious Bathroom Featuring a Jacuzzi Bath
- Electrical underfloor heating system
- Mosquito nets

07.04.2026

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- Electric shutters installed in the bedroom
- Entrance phone with a color camera for enhanced security
- Fully air conditioning units
- Impeccably furnished interior for a complete living experience
- Thoughtfully designed lighting arrangement to illuminate every corner
- Elegant curtain fixtures to provide privacy and style
- Electrical appliances
- o Equipped with a smart 55-inch high-definition television and an electric fireplace
- Luxurious rugs for added comfort and aesthetics
- A fully-equipped kitchen with modern appliances and amenities
- High-quality linen to ensure a comfortable and cozy living environment
- An advanced alarm system for enhanced security
- o color camera-equipped doorbell
- A secure fireproof entrance door
- Solar water system
- Water pressure system for your daily needs
- Photovoltaic panels
- Expansive Terrace and Rooftop Garden

Note: A month rental deposit is required, with payments to be made every three months in advance.

The lease agreement is on an annual basis.

**€6.500 including common expenses and internet**



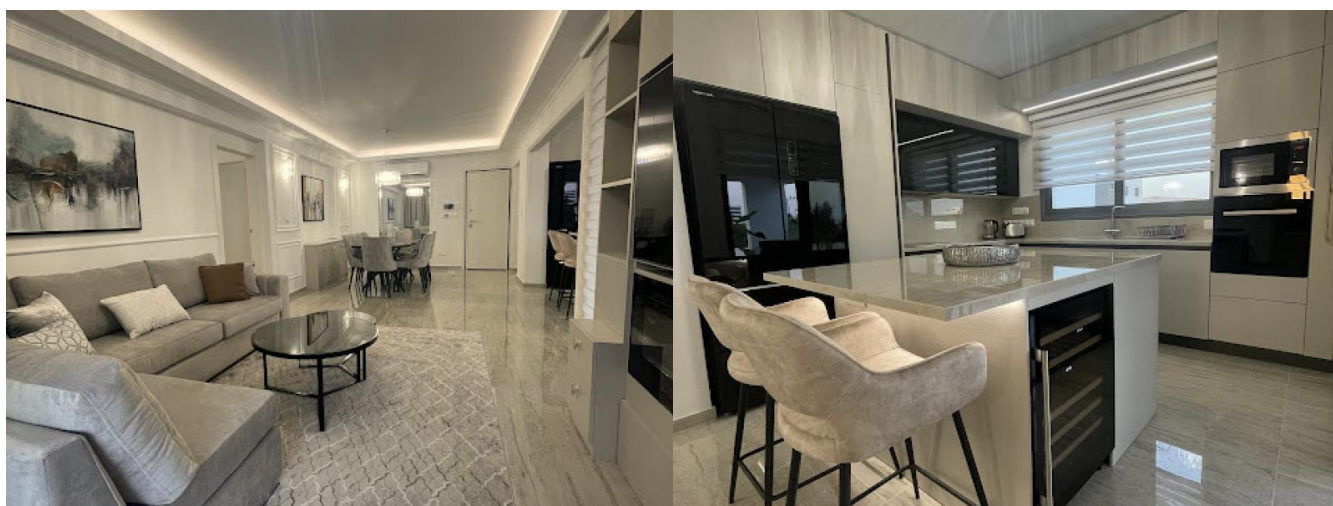
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