



Luxury Sea View  
Modern  
4-bedroom  
apartment,  
Germasogia  
Tourist Area.

**FOR SALE**

Limassol, Potamos  
Germasogeia

**PRICE: €3,000,000 +VAT**

**Reference 2545**

## Overview

Bedrooms: 4  
Bathrooms: 4  
Living rooms: 1  
Kitchens: 1  
Pool: Communal,  
Overflow  
Year of construction:  
2019  
Furnished: Fully  
furnished  
Parking spaces: 2  
Status: Key ready  
Covered: 171m<sup>2</sup>  
Covered veranda: 38m<sup>2</sup>

## About the Property

A new lifestyle concept where the residents of each of the exclusive apartments can enjoy the benefits of a boutique hotel with concierge services, spa and gym facilities, and the use of a swimming pool

that hangs above the calmness of the sea below.

On the ground floor a top grade restaurant will be open to the guests. At the back of the building a secure garden and children's playground has been designed for the use of the owners' families.

In the basement there are secure car parking and storage facilities for the apartments whilst guests may use the convenient car park available in a separate area behind the building.

All the apartments are equipped with electrical appliances, high quality marbles, parquets, LED Lights with sensors and dimmers, smart control system, underfloor heating, VRV climate control/fresh air and ventilation system.

The owners will also have secure access to the underground garage.

16th floor we have one spacious penthouse. A large reception area is placed in the front with access to the front and side terraces, with three family bedrooms plus another versatile room which can be turned in to a fourth guest/maid accommodation, Tv room, play room, office or even a kitchen. Safety, security and privacy are high priority considerations for our residential buildings, so all the residents' parking and storage spaces were conveniently placed on the lower level



## Features

Smart home automation	Elevated	Kitchenette
Separate dining area	Balcony	Alarm system
Central satellite system	Garbage disposal	Wooden flooring
Fire detector	Wine cellar	Parquet flooring
Easy access to main roads	Bright	Marble flooring
Combined kitchen and dining area	City view	Luxury specifications
Spacious rooms	Open plan	Modern design
	Mountain view	Panoramic view

## Facilities

Aircondition, Central system  
Heating, Central  
Parking, Covered  
Pool, Communal, overflow  
Indoor pool, Communal  
Elevator  
Gym  
Spa

## Distances

Amenities: 10 m  
Sea: 10 m  
Public transport: 10 m









