

# Residential Building 535 SQM For Sale

**€2,700,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol

## Key Facts

- 13 Beds
- 535 m<sup>2</sup> Covered Area
- 606 m<sup>2</sup> Land Size
- 148 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 175m<sup>2</sup>
- Year Built: 2022
- Title Deed: Available

**ID: 27549**



## Indoor Features

- Air Conditioning
- Covered Parking
- Elevator
- Fitted Kitchen
- Fly Screens
- Guest Toilet
- Master Bed
- Open-plan
- Utility Room
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Roof Garden
- Solar System

## Description

BRAND NEW Key-Ready Luxury Residential Building For Sale in Potamos Germasogeia, Limassol!

NO VAT and NO Transfer Fees!!

Sole asset of a company!

Located in a peaceful sought-after neighborhood

Within a short walking distance of many amenities

Excellent access to the lively coastal road and the highway!

Cul-de-sac!

Captivating investment opportunity!

3 Floors!

4 Apartments + 1 Penthouse with Roof Garden!

2 x 2 Bedroom Apartments

86m<sup>2</sup> of Net Indoor area each

24m<sup>2</sup> of Covered Verandas each

2 x 3 Bedroom Apartments

113m<sup>2</sup> of Net Indoor area each

30m<sup>2</sup> of Covered Verandas each

Entire Floor Penthouse with Roof Garden

137m<sup>2</sup> of Net Indoor area

40m<sup>2</sup> of Covered Verandas

176m<sup>2</sup> of Roof Garden area

Net Indoor area of 535m<sup>2</sup>  
Covered verandas of around 150m<sup>2</sup>  
Plot size of 606m<sup>2</sup>  
Roof garden of 176m<sup>2</sup>  
Plus communal areas!

Covered Parking  
Electric entry gates  
A/C  
Fly Screens  
Fitted Kitchens  
Fitted Wardrobes  
High-quality materials and finishes  
Modern Design  
Parquet Floors (Bedrooms)  
Jacuzzi for penthouse only  
BBQ Areas  
Elevator  
Storerooms  
Secure Building  
The building is vacant!

This spacious and modern residential building is a compelling investment opportunity!

Contact us for full information and for a private viewing!































