

# Residential Building 1,477 SQM For Sale

**€9,700,000 Negotiable**

Potamos Germasogeias, Germasogeia, Limassol  
New Build

## Key Facts

- 1,477 m<sup>2</sup> Covered Area
- 490 m<sup>2</sup> Covered Verandas
- Uncovered verandas: 116m<sup>2</sup>
- New Build
- Title Deed: Available

**ID: 33329**



## Indoor Features

- Air Conditioning
- Covered Parking
- Electrical Appliances
- Elevator
- Fire alarm system
- Fitted Kitchen
- Guest Toilet
- Master Bed
- Open-plan
- Pressurised Water System
- Under Floor Heating
- Utility Room
- Video entrance system
- Water Heater
- EPC Energy Class: Pending

## Outdoor Features

- Barbecue area
- Communal pool
- Private pool
- Roof Garden
- Solar System

## Description

Brand New Luxury Residential Building For Sale in Potamos Germasogeias, Limassol  
Located in one of the most sought-after and peaceful areas of Germasogeia  
It is only minutes from the beach and a plethora of amenities!  
In addition, it has excellent access to the city center and the highway  
Cul-de-sac  
Communal pool and gym!

13 Apartments + 2 Penthouses with Private Pools!

1,477m<sup>2</sup> of Net Indoor area

490m<sup>2</sup> of Covered Verandas

116m<sup>2</sup> of Uncovered Verandas

2 x 1 Bedroom Apartments

11 x 2 Bedroom Apartments

2 x 3 Bedroom Penthouses with Private Roof Gardens and Swimming Pool!

Covered Parking, 2 spaces for the penthouses

Underground Parking

Storerooms

A/C

Underfloor Heating

Kitchen Appliances

Photovoltaic system for the common areas only

Pressurized water system

Video entrance system

Fire Detectors

Parquet floors in the bedrooms

Fitted kitchens with breakfast bars

Fitted Wardrobes

Open Plan

BBQ Areas

Elevator

Lobby

24-Hour concierge service

Children's Playground

This exquisite building is a compelling investment opportunity!

It is excellent for permanent living or as a holiday home for families and couples

Contact us for full information and for a private viewing















