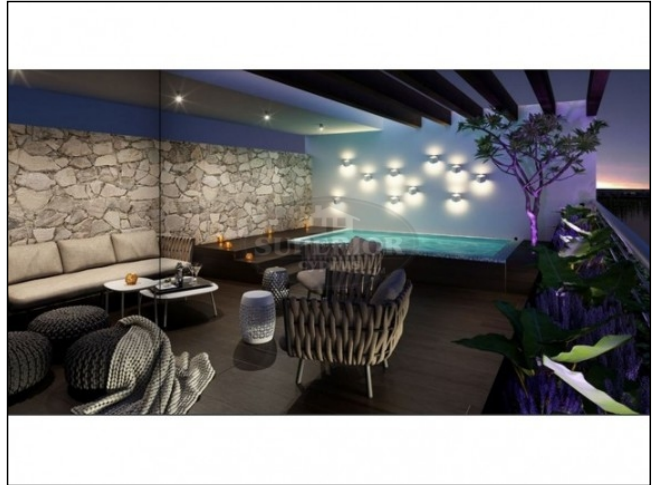




## SUPERIOR REAL ESTATE - CYPRUS

93 Georgiou A4048 Potomos Germasogeias Shop 4, S&K Stylianou, Limassol  
Free phone (Local): 8000 8000, Tel: +357 2531 2728, Fax: +357 2531 2147

Reference No. LI-4770B



### 3 BDR apartment for sale in Germasogeia/Tourist area

EUR 0

City: Limassol	Title deeds: Yes
Area: Germasogeia/Tourist area	Sale type: New
Type: Apartment	Kitchen: Fully equipped
Bedrooms: 3	Furnished: No
Bathrooms: 3	Parking: Private Covered
Pool: Private	Views: Pool views
Covered: 182m2	

\* Off-plan \* Apartment homes that make a statement \* Papas area, 300m from Dassoudi beach and 300m from the commercial Kolonakiou avenue \* 119 sqm \* 2 bedrooms \* High ceilings \* Private infinity swimming pool with mozaic tiles \* Large terrace \* Plenty of green area \* Perforated facade to protect from the sun \* Wood-paneled walls \* Rich floor finishes \* Floating white ceilings \* Designer kitchen \* Elegant light fittings \* Luxury fittings \* Eco-friendly technologies \* Latest security systems \* Building facing the south, to maximize sun-light in the winter and minimize it in the summer \* Concealed lighting, VRV air-condition and ventilation systems \* Energy saving and sustainability \* Roof garden with bar and wash basin \* Provision for jacuzzi \* Photovoltaic system on the roof \* Paneled security doors \* Video intercom \* Fire alarm \* Anti-theft alarm \* Double glazed windows \* Covered parking \* Automation system for lights, sound, curtains, air-con \* Each apartment stands on its own like a private residence \*

This new complex of apartments is the epitome of modern, designer living. Apartments are spacious, bedrooms have en suite bathrooms, there is plenty of cupboard space, high ceilings, private pools, large terraces, plenty of green on the terraces and in the surrounding area.

The building is conceived as four integrated blocks separated by three vertical elevator shafts – a unique layout that has eliminated the need for long corridors typically found in conventional apartment complexes and allows for greater openness, increased ventilation and natural light for all

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apartments.

The complex is an innovatively stylish development of 18 simplex, duplex and triplex apartments, made up of 14 three-bedroom apartments and 4 two-bedroom apartments.

Innovative exterior and interior design, luxury fittings, recreational features, smart home automations, eco-friendly technologies, the latest security systems and more are on offer.

The complex is situated in the exclusive Papas area of Limassol. A cool, clean design in an exclusive neighborhood. Quiet surroundings, proximity to the sea and city amenities provide the ideal conditions for happy family living, with the sandy beaches of Dasoudi Park located 300 meters to the south and the busy commercial Kolonakiou Avenue 300 meters to the north. The building is constructed on a 2.626 m2 plot with a green strip to the east and a green area/park spanning along its north boundary.

**EXTERIOR DESIGN** The building is ideally positioned facing the south, to maximize sunlight in the winter and minimize it in the summer. Every apartment has been designed to enjoy the north-south breeze of Limassol's hot summer evenings.

**INTERIOR DESIGN** Modern interiors are complemented by the warmth of wood-paneled walls, rich floor and wall finishes, floating white ceilings in all rooms and designer kitchens. The super luxurious interior design is enhanced by the selective use of suspended ceilings in all rooms and concealed lighting, together with discreet air-conditioning and ventilation ducting, buried within the walls/ceilings.

**LUXURY FITTINGS** Only the very top quality materials are used that add elegance, individuality and convenience.

**COMMON AND PRIVATE SWIMMING POOLS** Fitted with mosaic tiles. Private use swimming pools are infinity pools.

**ENERGY SAVING AND SUSTAINABILITY** The building design goes beyond the local requirements of the Energy Performance Certificate (EPC) regulations. All apartments are designed to comply with the Nearly Zero Energy Building (NZEB) whereby at least 25% of the primary energy consumption is Solar Energy. The building obtained an 'A' rating EPC, with low CO2 emissions.

**HEATING VENTILATION AND AIR CONDITIONING (HVAC)** The central HVAC system consists of the highest efficiency air source heat pump system in conjunction with a Hydrobox. For each apartment, space heating uses water underfloor heating to provide superior all around comfort and minimise energy running costs. All apartments are fitted with VRV Air Conditioning and discreet ducting, buried within the walls/ceilings.

**FLOORING** A choice between natural marble or semi-solid veneered wooden floor. Walls in

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bathrooms and WCs are covered with natural marble.

**ROOF GARDENS** On the roof garden a kitchen bar with a wash basin are included. Floor with artificial wooden decking or tile. Provision for installation of a Jacuzzi.

**PHOTOVOLTAIC SYSTEMS** The roof of the building is discreetly covered with around 100 m2 of solar panels for electricity production as well as 50 m2 of solar panels for hot water production.

**SECURITY** All residences are fitted with paneled security doors, Video Intercom and door access controls for visitor access. A CAT 6A voice and data structured cabling system is provided as well as a master TV antenna, fire alarm and burglar alarm.

**SANITARY WARE** All of the sanitary fittings are of a top European brand with all necessary accessories.

**GLAZED WINDOWS** A high specification glazed window system is used, as well as large covered balconies, to protect the windows from solar exposure.

**PARKING** A covered parking is assigned to each apartment. Triplex apartments are assigned two parking places each.

**AUTOMATION** For ease of operation the option exists of installing a smart system for fingertip control of lighting, sound, window blinds, curtains, air-conditioning, etc.

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