



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-5250B



3 BDR apartment for sale in Germasogeia/Tourist area

EUR 1,100,000

City: Limassol	Sale type: New
Area: Germasogeia/Tourist area	Kitchen: Partly equipped
Type: Apartment	Furnished: No
Bedrooms: 3	Parking: Private Covered
Bathrooms: 3	Views: Sea views
Covered: 239.62m ²	Built year: 2021
Title deeds: Yes	

.BRAND NEW Penthouse with Sea Views * Germasoya tourist area * Newly built-u area only 150-200m from the beach * Luxury building with the last generation finishes, fittings, and design * Top floor + Roof garden with Jacuzzi/Swimming pool * 3 bedrooms * 1 master bedroom with En-suite bathroom * 1 shower room * 1 guest W.C. * Open plan living/ kitchen area * Spotlights * Large covered veranda * Smart home system * Ready to move in * Covered area 110.88sq.m. * Covered veranda 33.66sq.m * Roof garden 95.14sq.m. * Common areas (lobby) 33.70sq.m. * 1x Covered parking * Green area in front of the building *

Briefly, the project is a five-star collection of nine (7) superior apartments and (2) penthouses located at one of the most prestigious and upcoming areas of Limassol, Cyprus, Dasoudi only 150m from the beach.

The contemporary, yet classy style of the Residences, integrates the sophisticated art style that defines an exquisite way of life. It has an intellectual, sophisticated, and aesthetic balance that incorporates the utmost elegance, luxury, quality, and high-tech - contemporary design lifestyle. The apartments are key-ready with CCTV systems surrounding the whole building, alarms, fireproof doors, making it one of the safest apartments to live in!

You can enjoy the lifestyle and the pace of life exactly the way you wish for, since you have the flexibility of endless options, with easy access to supermarkets, banks, public transportation, and the

Call +357 2531 2728 or email limassol@cyprus-realestate.net for more information

www.superiorrealestatecyprus.com (ENG) | www.superiorkipr.ru (RUS)

"Superior Cyprus" and "Superior Homes" are registered trademarks of HPL Superior Real Estate - Cyprus, Ltd.



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

main highway network as well as public and private schools. Your home experience will be a unique, stress-free adventure of private and family entertaining moments, with unique views of the sea, mountain, and the city.

The Penthouse apartments provide an Avant – grade lifestyle that is the definition of a chic, thus stylish way of living. The Penthouses are set at the summit of the residential complex with a breathtaking panoramic view of the deep blue crystal water of the Mediterranean Sea, Dasoudi Park forest area, mountains, and Limassol city views. The private outdoor terrace, with a swimming pool and the sky garden area, adds the final touch, features an exquisite luxurious master suite with a lavish dressing area and a stunning en–suite full-size bathroom. The kitchen area is formed in a practical and effective way with a premium design, comfort, and top-quality materials.

Comprising of a light and spacious lounge/living area with a semi-separated fitted kitchen (partially equipped), covered veranda with Sea views, 1 guest W.C., 1 master bedroom with en-suite bathroom, 2 double bedrooms, 1 shower room, and 1 covered parking for each flat, + 3 more for guests, and a roof garden with BBQ area, sunbathing area, sitting/dining area and a Jacuzzi/Swimming pool overlooking the Sea.

Extra specifications, interior & exterior:

- Foundations (reinforced concrete), superstructure (reinforced concrete complying with all official earthquake requirements), external walls (25cm brick masonry), internal walls (10cm) brick masonry / 10cm total interior drywall
- External: Insulation - thermoprosopsis 5cm (Energy Performance Certificate cat B' will be issued for the building), stone cladding, exterior emulsion paint
- Floors: Entrance/lobby area - Italian and Spanish marble tiles and granite
- Parking area - aggregate stone concrete
- Doors/Windows- high-quality aluminum thermal series with double glazing energy-efficient glass
- Entrance door/Gate - an automated entrance door with a code
- Security electronic access
- Balustrades- special safety glass with marble handrail
- Roof garden- Penthouses roof garden accessible from the apartment veranda - raised deck area, Jacuzzi / swimming pool, BBQ area, covered shaded sitting area
- Landscape - Soft landscaping including automatic irrigation system

Hurry up to close yours today!

Call +357 2531 2728 or email limassol@cyprus-realestate.net for more information

www.superiorrealestatecyprus.com (ENG) | www.superiorkipr.ru (RUS)

"Superior Cyprus" and "Superior Homes" are registered trademarks of HPL Superior Real Estate - Cyprus, Ltd.