

#21716

# Luxury Three Bedroom Apartment in the prestigious area of Paniotis

📍 Germasogeia, Limassol

€725,000 +VAT





# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 121 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>2</b>
Covered veranda	<b>25 m<sup>2</sup></b>
Uncovered veranda	<b>17 m<sup>2</sup></b>

Garden	<b>95 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>
Energy efficiency rating	 <b>A</b>

## Description

Luxury three bedroom apartment located in the prestigious area of Paniotis, in Germasogeia, with a stunning views of the city of Limassol and the sea. With an easy access to all amenities: gyms, restaurants and schools.

This modern apartment will consist of an open-plan kitchen/ living room/ dining area, three bedrooms — the main with en-suite facilities — a bathroom, as well as covered and uncovered verandas, and a private garden.

\* The apartment will have a storage room, a two covered parking space on the ground floor.

\*The project offers a communal gym, and a swimming pool. Smart home technology is integrated throughout, and the building is classified as A-class energy efficiency.

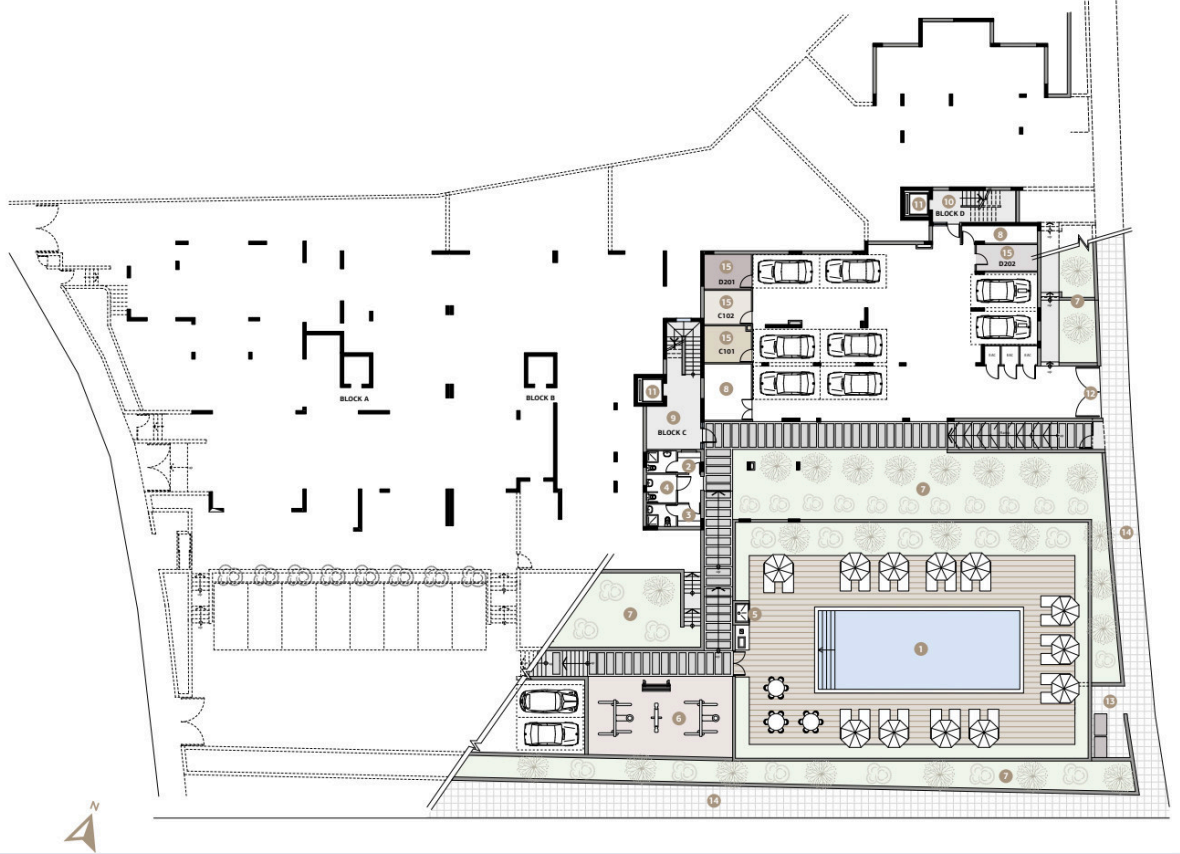
Estimated Completion: June 2026



# Floor plans

## LEVEL 1

- 1. Swimming Pool
- 2. Changing Room | Women
- 3. Changing Room | Men
- 4. Disable W/C
- 5. Shower
- 6. Playground
- 7. Garden
- 8. Swimming Pool Storage
- 9. Block C | Entrance
- 10. Block D | Entrance
- 11. Lift
- 12. Vehicle Entry / Exit
- 13. Garbage
- 14. Pavement
- 15. Storage



## LEVEL 2

- 1. Block A | Entrance
- 2. Block B | Entrance
- 3. Block C | Entrance
- 4. Block D | Entrance
- 5. Storage
- 6. Lift
- 7. Garden
- 8. Private Garden
- 9. Vehicle Entry / Exit
- 10. Parking Area
- 11. Garbage
- 12. Pavement



# Additional information

## Facilities

Aircondition, Split system

Gym

Pool, Communal, heated

Childrens playground

Heating, Split system

Solar photovoltaic panels

Gated complex

Parking, Covered

Storage

## Features

24-hour security

CCTV

Double glazing

Energy efficient doors/windows

Garden

Kitchen appliances

Mountain view

Near bus route

Panoramic view

Pressurized water system

Semi-solid parquet flooring

Spacious rooms

Veranda, large

Wooden flooring

Alarm system

City view

Easy access to highway

Fitted wardrobes

High ceilings

Luxury specifications

Municipal water/sewage

Next to green area

Parquet flooring

Rental potential

Smart home automation

Ventilation system

Village view

Bright

Country view

Easy access to main roads

Floor-to-ceiling windows

Investment opportunity

Modern design

Near amenities

Open plan

Pipe-in-pipe plumbing system

Safety deposit box

Sound insulation

Veranda

Walk-in closet

## Contact us



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