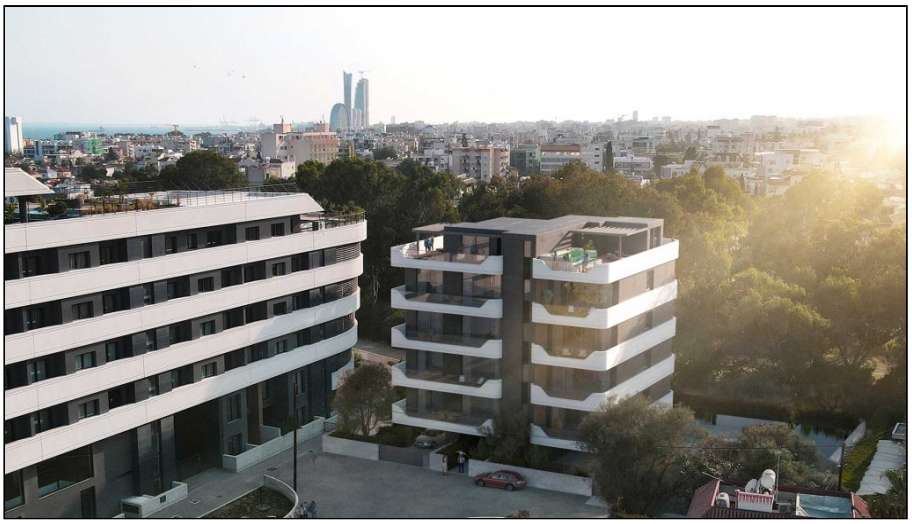


For Sale, Apartment, Maisonette, Limassol, Potamos Germasogeias

For Sale : **€ 2,560,000**

Description
FOR SALE 3 BEDROOM DUPLEX APARTMENT IN POTAMOS GERMASOGIAS, LIMASSOL
Nestled in the heart of the highly coveted and vibrant coastal district of Potamos Germasogeias, Limassol, this magnificent 3-bedroom duplex apartment within the prestigious "Eden Roc Residence" (Block D) offers an unparalleled lifestyle of comfort and sophistication. This property represents a premier investment opportunity and a highly functional asset for discerning investors, modern professionals, or families seeking a serene yet accessible everyday home. One of its most significant advantages is the exceptional connectivity it provides, situated just moments away from the sandy shores of the Mediterranean, the bustling city center, and the main highway. This beautifully presented property features a meticulously designed interior layout that prioritizes absolute daily comfort and aesthetic excellence. Spanning two expansive levels, the duplex offers a seamless flow between living spaces, featuring three well-sized bedrooms and modern bathrooms that maximize both natural light and efficiency to ensure that every square meter is utilized to its full potential. Future residents will benefit from a vibrant urban routine, with immediate walking access to high-end supermarkets, cozy cafes, gourmet restaurants, and a wide array of essential retail services. The strategic location is further enhanced by its proximity to world-class landmarks, including the famous Dasoudi Beach with its iconic eucalyptus park, Papas Hypermarket, the trendy Kolonakiou shopping street, and the Kean Factory. Additionally, the apartment is within easy reach of the Germasogeia Tourist Area, the luxurious Limassol Del Mar, the cosmopolitan Limassol Marina, and the Cyprus University of Technology, making it a perfect base for both leisure and professional activities.
Contact G&P Lazarou Estate Agents today at +357 25024949 or email sales@gplazarou.com to arrange your private viewing!

Details

Property Type: **Apartment**
Website

Status: **Available**

Unit Number: **101**

Main Features

Property Subtype: **Maisonette**
Bedrooms: **3**

Construction Stage: **Under Construction**
Floors Building: **4**

Construction Year: **2027**

Area

Internal Area: **153m²**
Total Area: **346m²**

Covered Verandas: **41m²**

Uncovered Verandas: **49m²**

Gallery





