



PANIOTIS GERMASOGEIA

— LIMASSOL —

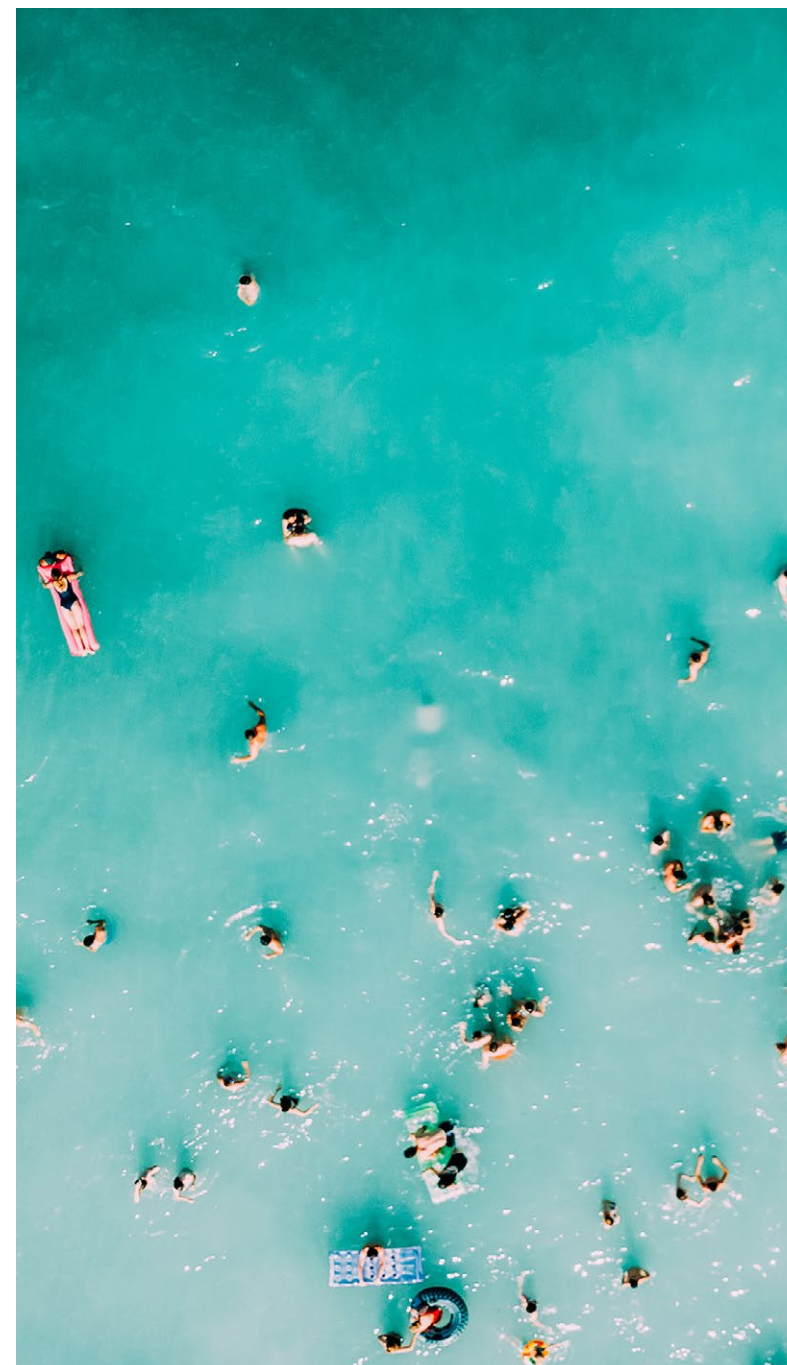
1, 2, 3 BEDROOM APARTMENTS

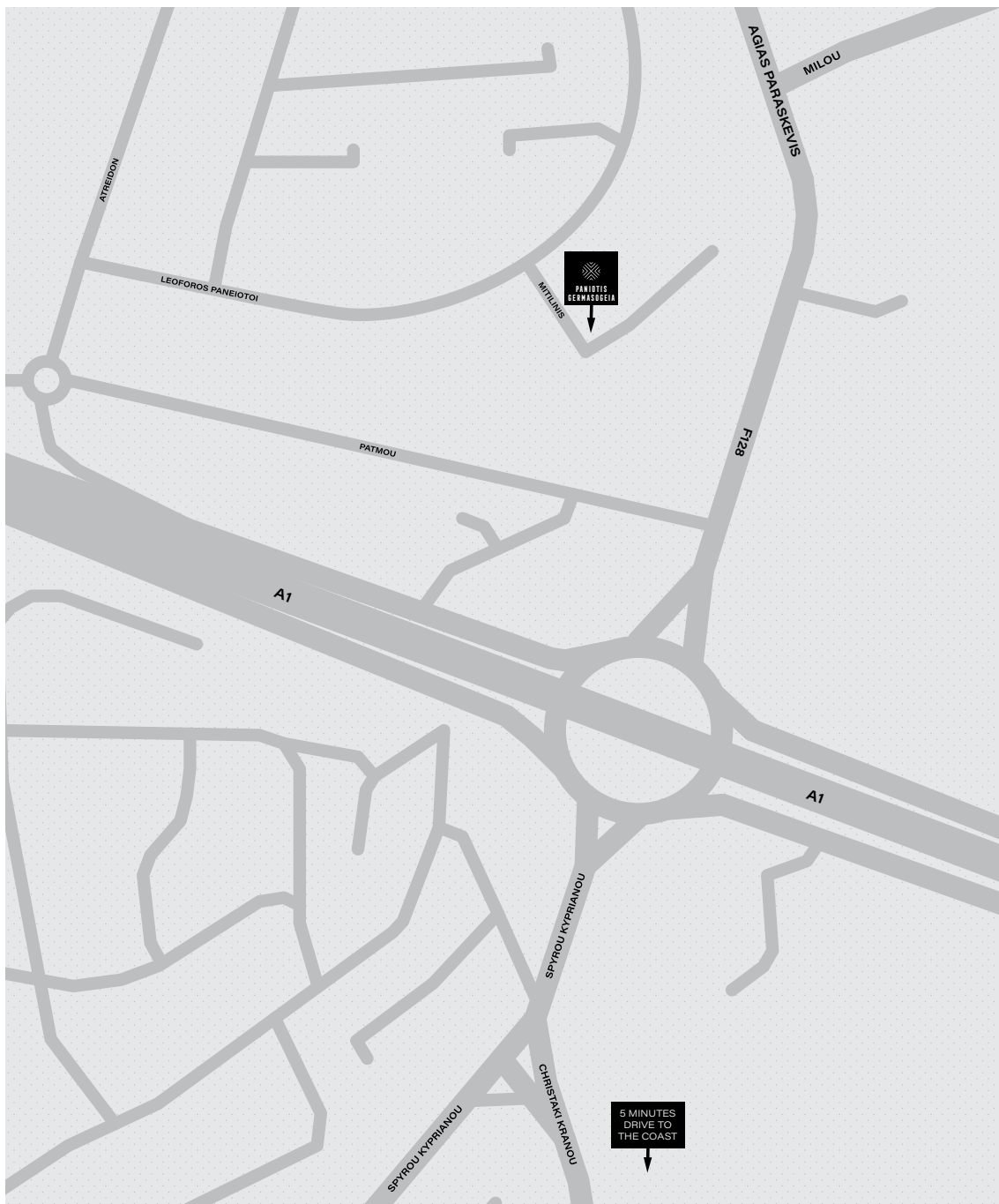


SKYBLAZE
DEVELOPMENTS

AN EXCEPTIONAL COLLECTION OF 1, 2 & 3 BEDROOM APARTMENTS WITH COMMUNAL POOL IN LIMASSOL'S EXCLUSIVE GREEN AREA.

Summary	<ul style="list-style-type: none">- Residential conversion in a prime location in Limassol- Development set over ground floor and three upper floors- 17 private 1, 2 & 3 bedroom apartments
Address	Mitilinis, Paniotis, Germasogeia, Limassol
Method of Sale	The property will be offered for sale as a whole for investment purposes or individually.
Viewing Arrangements	Internal inspections can be arranged by appointment with Skyblaze.
Terms	The property is being marketed for sale on a private treaty basis, subject to contract.





LOCATION

Limassol's Green Area is renowned for its lush surroundings and enviable homes. The prestigious Skyblaze Paniotis Germasogeia development occupies a prime hilltop position, providing spectacular views across the city and to the sea.

With easy access to restaurants, shops, cafes and sports amenities, it's no wonder that Skyblaze Paniotis Germasogeia is one of Limassol's finest addresses.



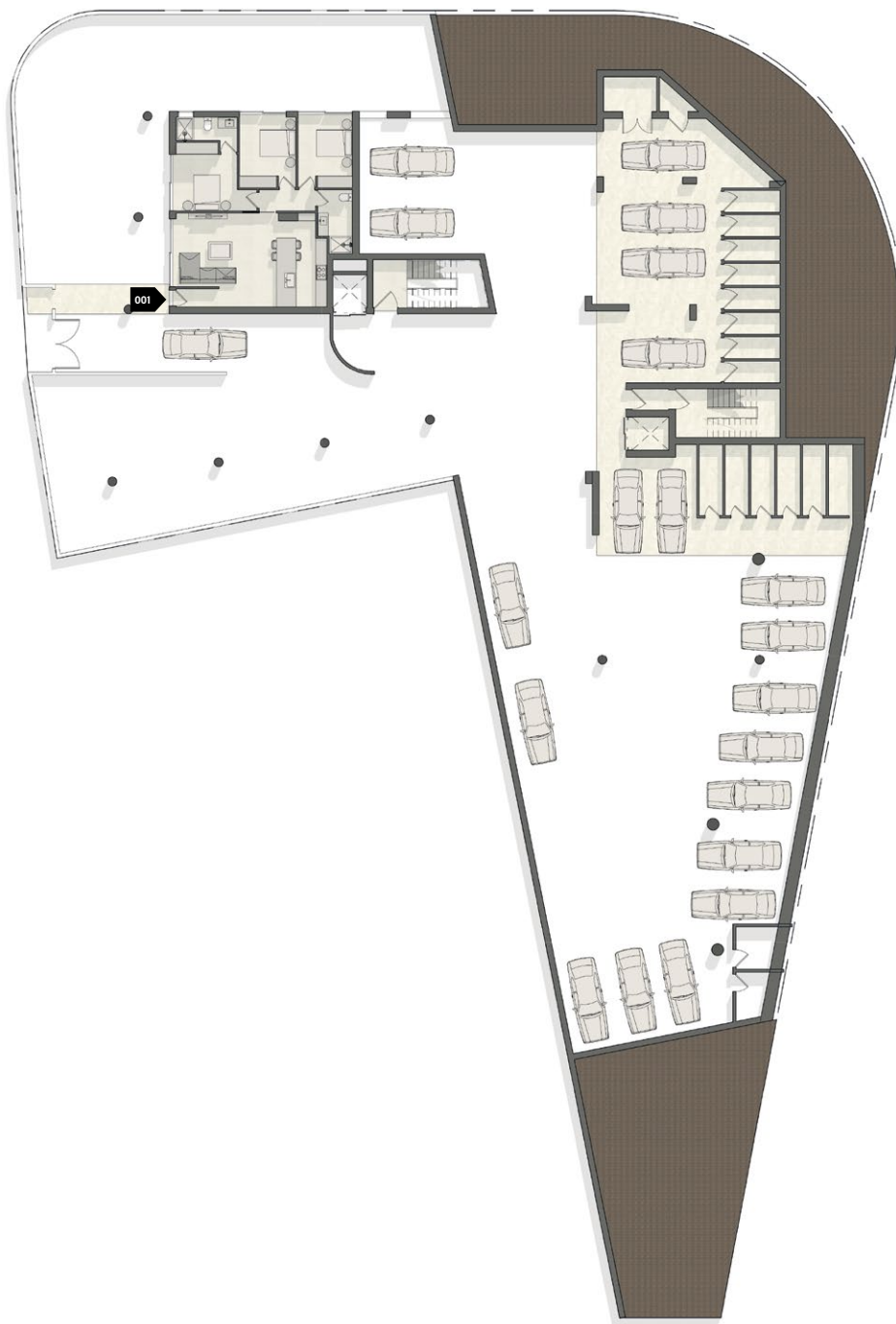


DEVELOPMENT

Privacy and lifestyle are at the heart of this stunning contemporary development. Each of the 17 apartments has its own spacious balcony as well as access to a rooftop garden oasis. The architect designed swimming pool is the perfect place to cool off or exercise.

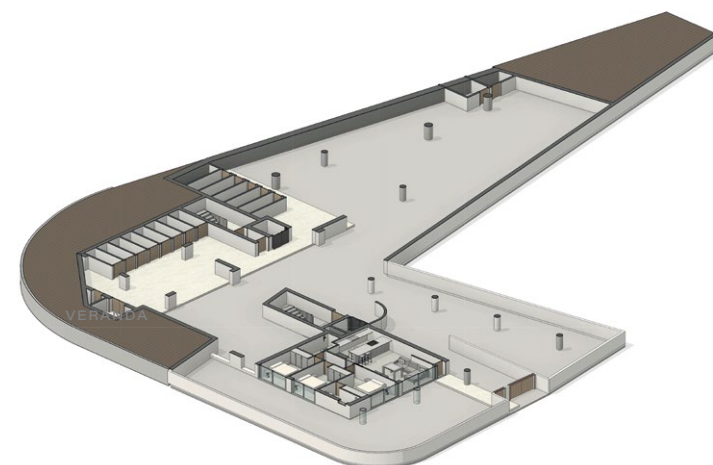
Inside, the luxurious living spaces are all furnished with the finest contemporary materials. Windows and doors are generously sized and make the most of the stunning views. Stylish wooden louvre shutters are fitted as standard.

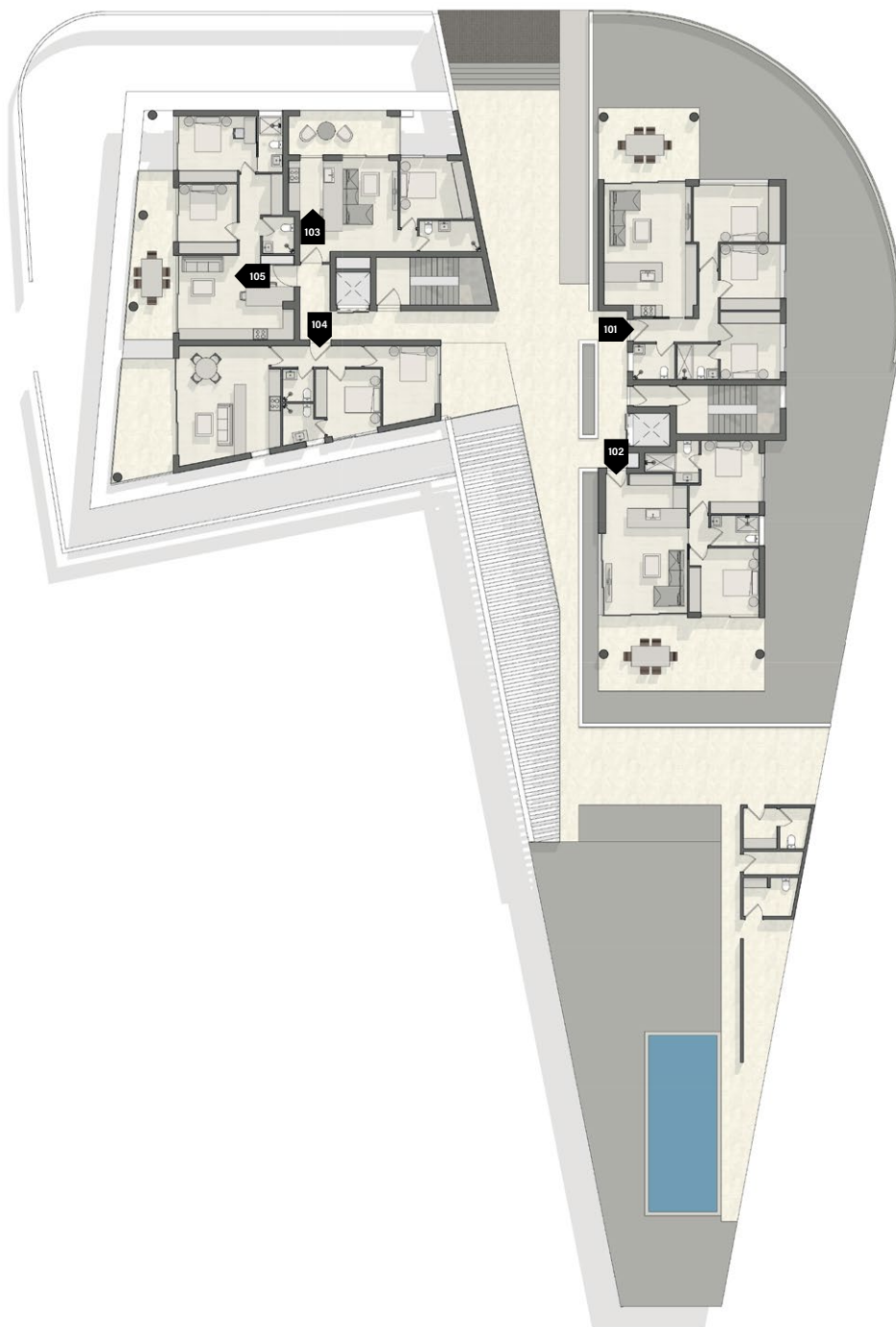
Secure underground parking is available for each apartment and directly accessible by elevator.



GROUND FLOOR APARTMENT SCHEDULE

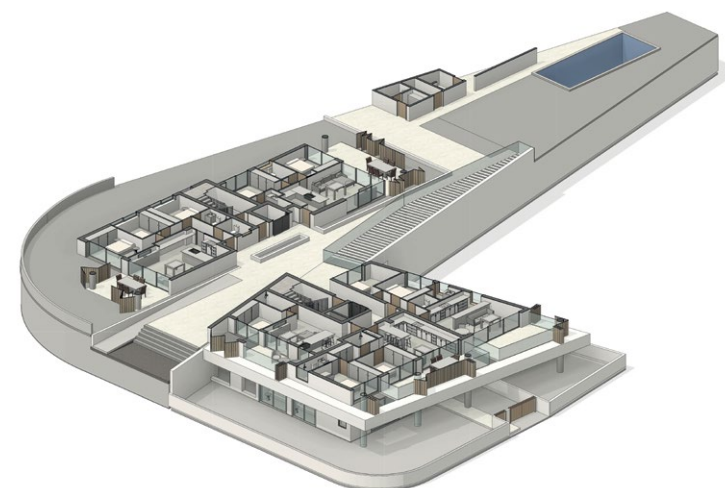
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
001	Ground	3	95m ²	34m ²



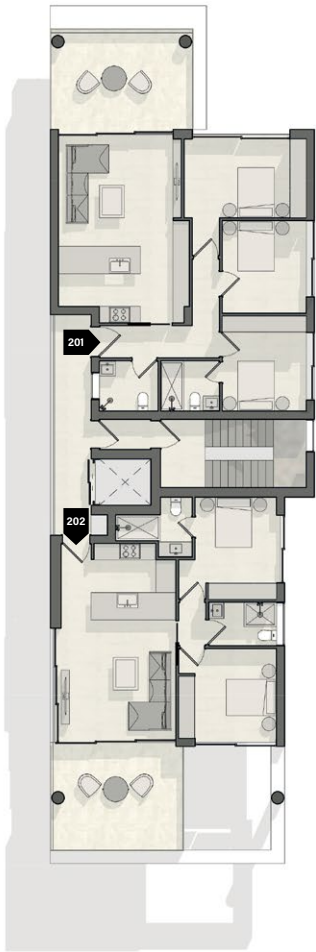


FIRST FLOOR APARTMENT SCHEDULE

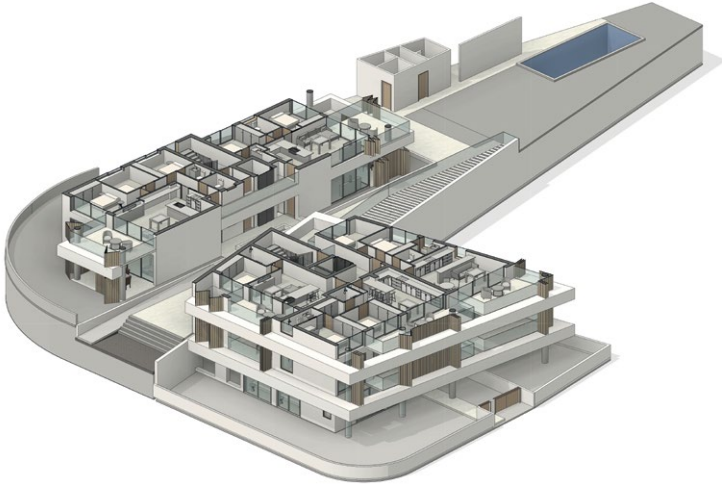
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
101	First	3	95m ²	18m ²
102	First	2	75m ²	47.5m ²
103	First	1	50m ²	12m ²
104	First	2	75m ²	18m ²
105	First	2	75m ²	18m ²



SECOND FLOOR APARTMENT SCHEDULE

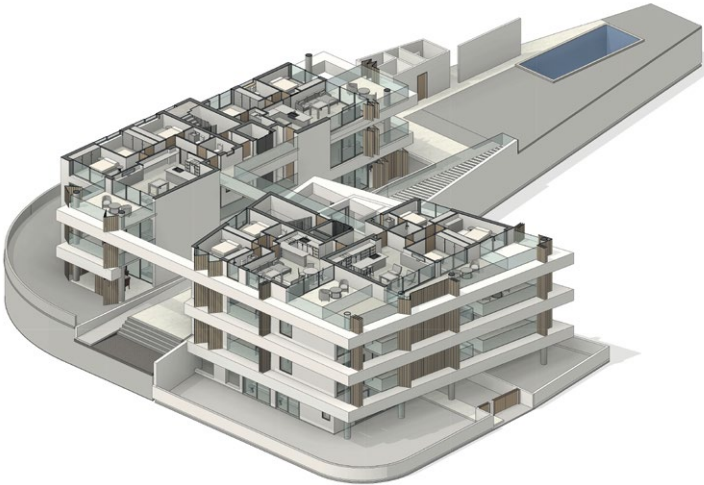


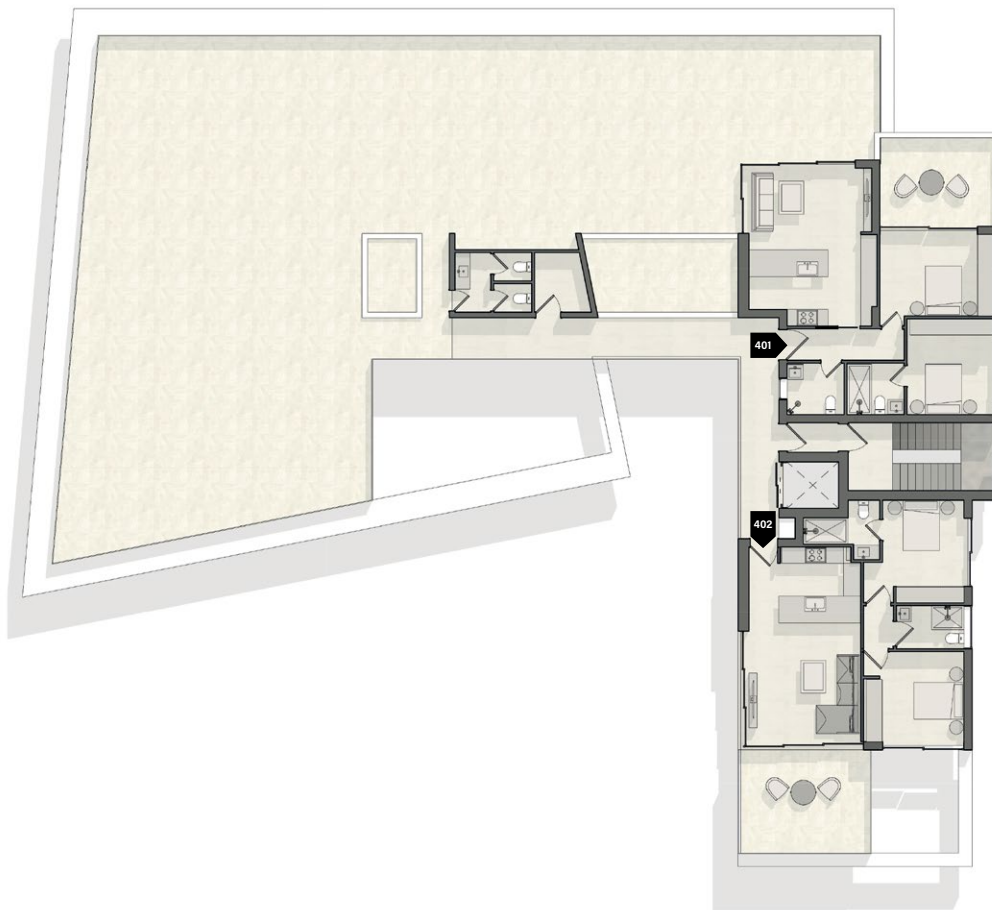
APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
201	Second	3	95m ²	18m ²
202	Second	2	75m ²	18m ²
203	Second	1	50m ²	12m ²
204	Second	2	75m ²	18m ²
205	Second	2	75m ²	18m ²



THIRD FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
301	Third	3	95m ²	18m ²
302	Third	2	75m ²	18m ²
303	Third	2	75m ²	18m ²
304	Third	3	95m ²	23m ²





FOURTH FLOOR APARTMENT SCHEDULE

APARTMENT	FLOOR	BEDS	INTERNAL AREA	VERANDA
401	Fourth	2	75m ²	18m ²
402	Fourth	2	75m ²	18m ²





001

PANIOTIS GERMASOGEIA

3 bedroom apartment

Total area 129m²

Living, dining, kitchen 71.5m x 4.9m

Master bedroom 3.5m x 3.16m

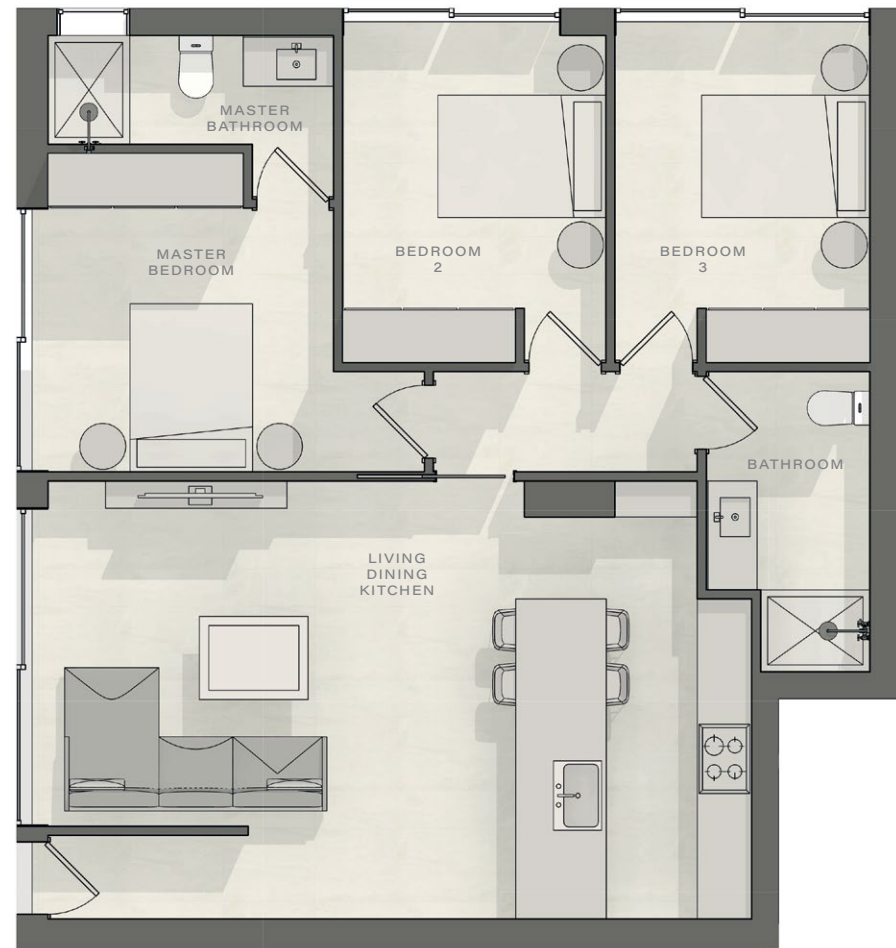
Bedroom 2 2.9m x 3.6m

Bedroom 3 2.8m x 3.6m

Master bathroom 3.15m x 1.2m

Bathroom 3.3m x 1.8m

Veranda 34m²



SALES OFFICE

Skyblaze, 132a Griva Digeni, Limassol 3101

Tel +357 25 262 194 info@skyblaze.cy skyblaze.cy

DISCLAIMER

Development images and computer generated images (CGI's) are indicative and may vary. Drawings and illustrations are not to scale and relate only to planning and construction stages which may not accurately reflect the completed scheme. Purchasers are advised to check plot specific dimensions, features and specifications prior to reservation. These particulars have been produced in good faith and are set out as a general guide and do not constitute the whole or part of any contract.

101

201

301

PANIOTIS GERMASOGEIA

3 bedroom apartment

Total area 113m²

Living, dining, kitchen 6.75m x 4.2m

Master bedroom 3.09m x 3.5m

Bedroom 2 3.09m x 3.4m

Bedroom 3 2.9m x 4.19m

Master bathroom 1.85m x 2.15m

Bathroom 1.85m x 2.15m

Veranda 18m²

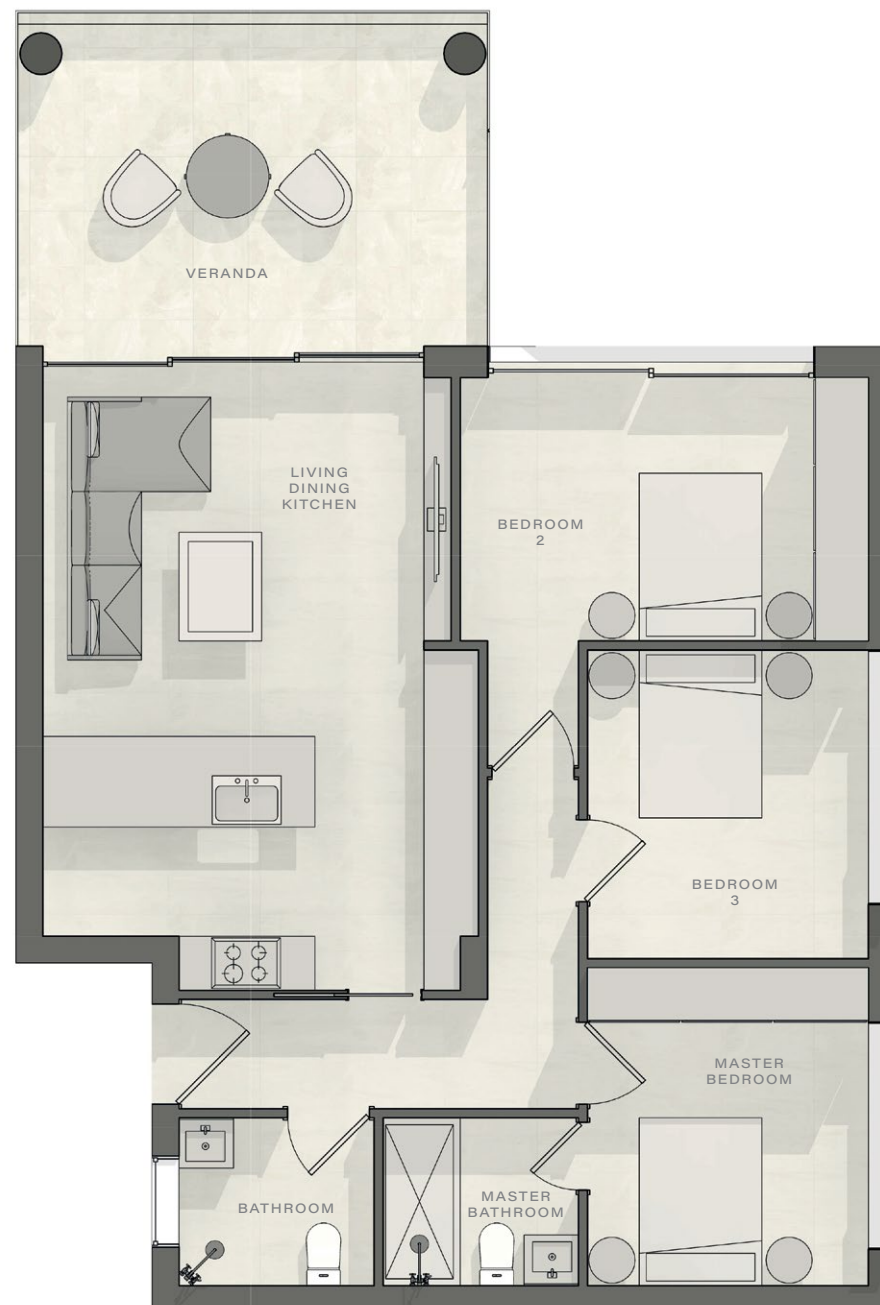
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102

PANIOTIS GERMASOGEIA

2 bedroom apartment

Total area 122.5m²

Living, dining, kitchen 4.2m x 6.6m

Master bedroom 3m x 3.76m

Bedroom 2 3.3m x 3.6m

Master bathroom 2.16m x 1.05m

Bathroom 2 1.6m x 2.5m

Veranda 47.5m²

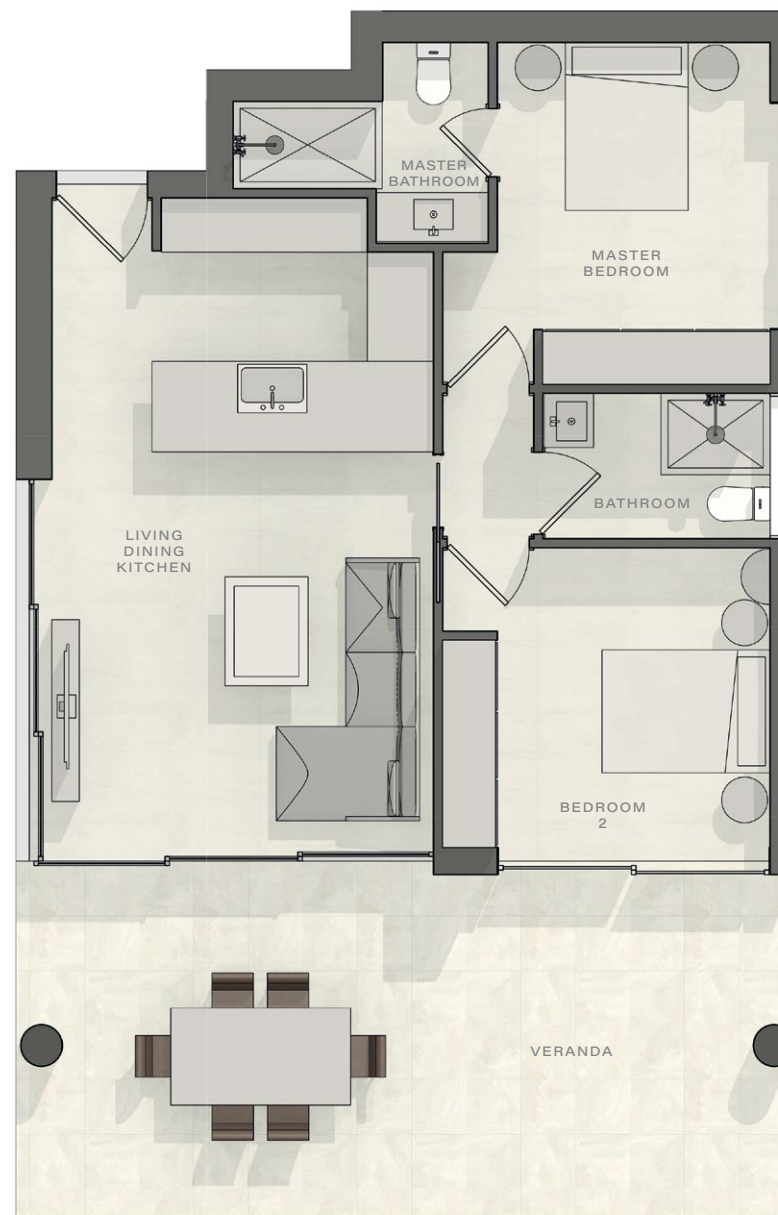
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202

302

402

PANIOTIS GERMASOGEIA

2 bedroom apartment

Total area 93m²

Living, dining, kitchen 4.2m x 6.6m

Master bedroom 3m x 3.76m

Bedroom 2 3.3m x 3.6m

Master bathroom 2.16m x 1.05m

Bathroom 2 1.6m x 2.5m

Veranda 18m²

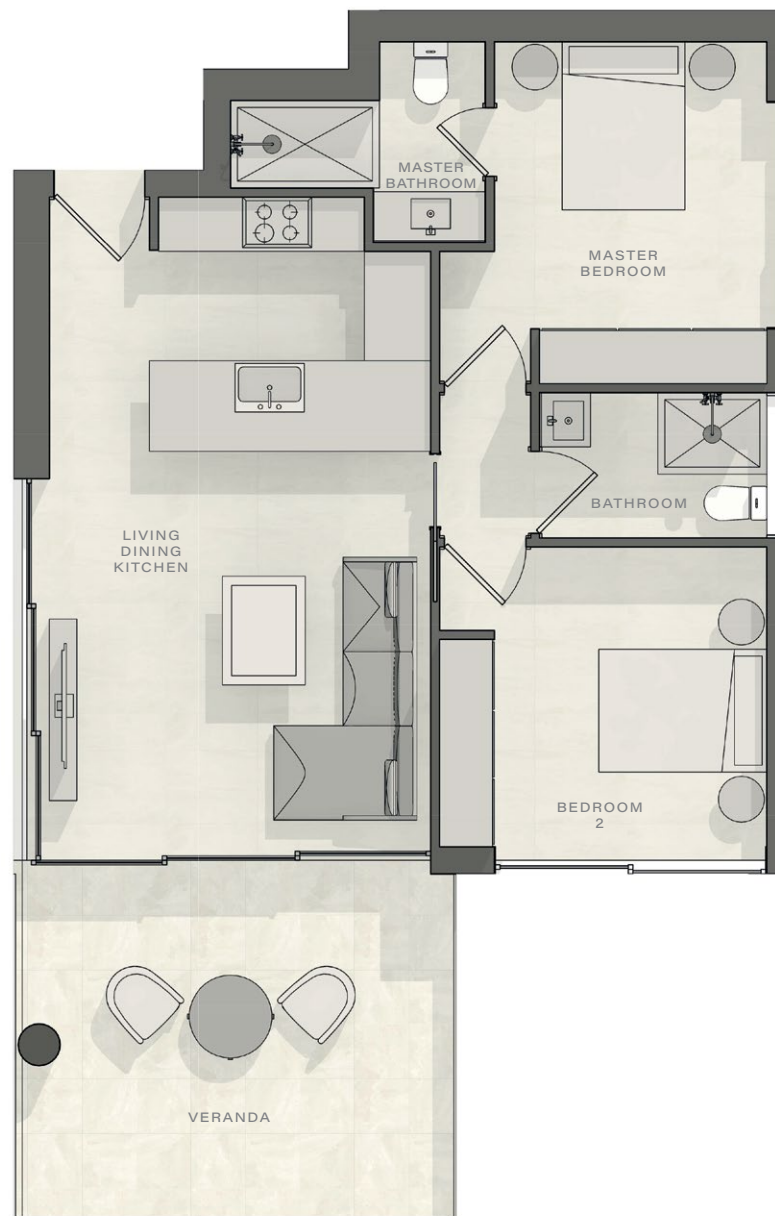
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103

203

PANIOTIS GERMASOGEIA

1 bedroom apartment

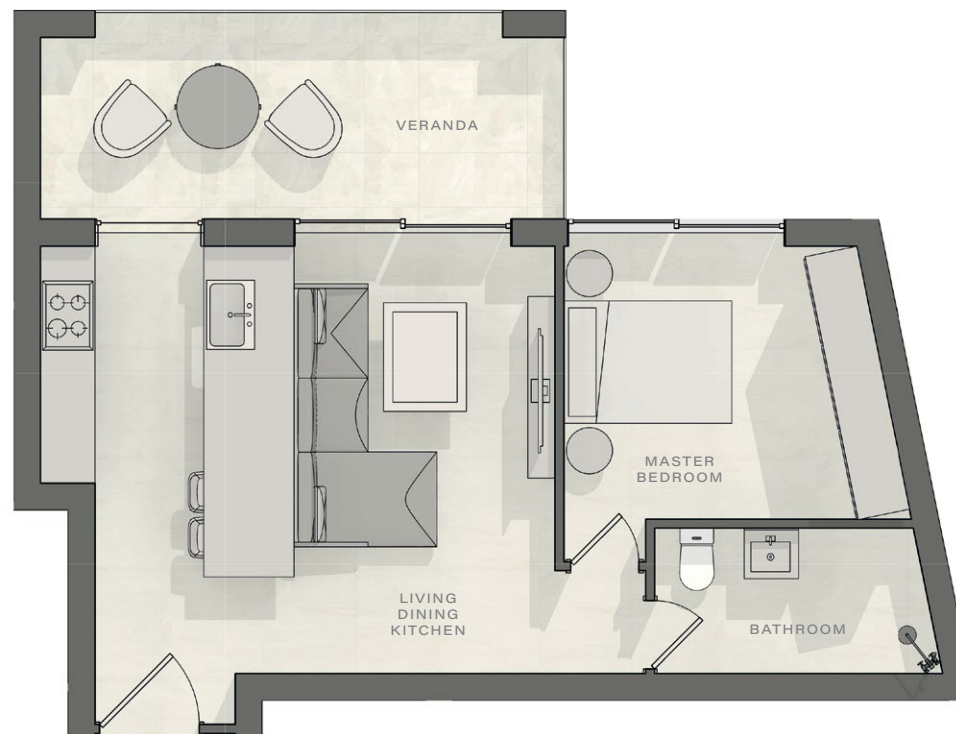
Total area 62m²

Living, dining, kitchen 4.7m x 5.07m

Master bedroom 3m x 3.5m

Bathroom 2.75m x 1.6m

Veranda 12m²



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104

204

PANIOTIS GERMASOGEIA

2 bedroom apartment

Total area 93m²

Living, dining, kitchen 5.25m x 5.7m

Master bedroom 3.15m x 3.4m

Bedroom 2 2.7m x 3.6m

Master bathroom 1.15m x 1.6m

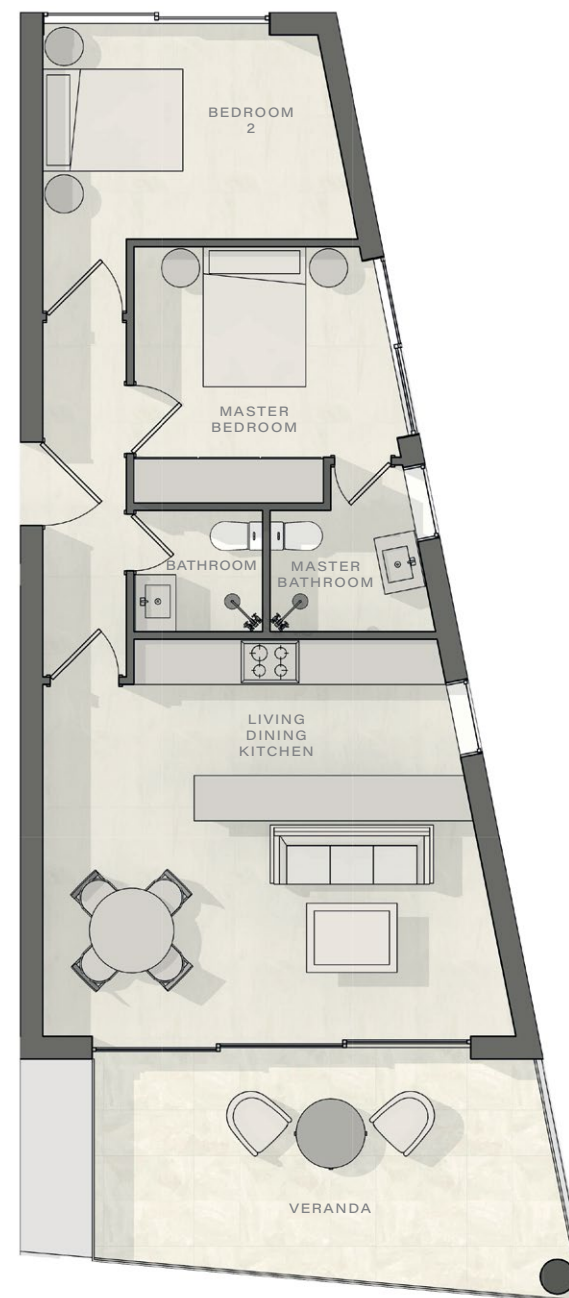
Bathroom 2 1.6m x 1.7m

Veranda 18m²

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105

205

PANIOTIS GERMASOGEIA

2 bedroom apartment

Total area 75m²

Living, dining, kitchen 4.4m x 5.95m

Master bedroom 3.4m x 4m

Bedroom 2 3m x 3.6m

Master bathroom 1.26m x 2.9m

Bathroom 2 1.65m x 1.9m

Veranda 18m²

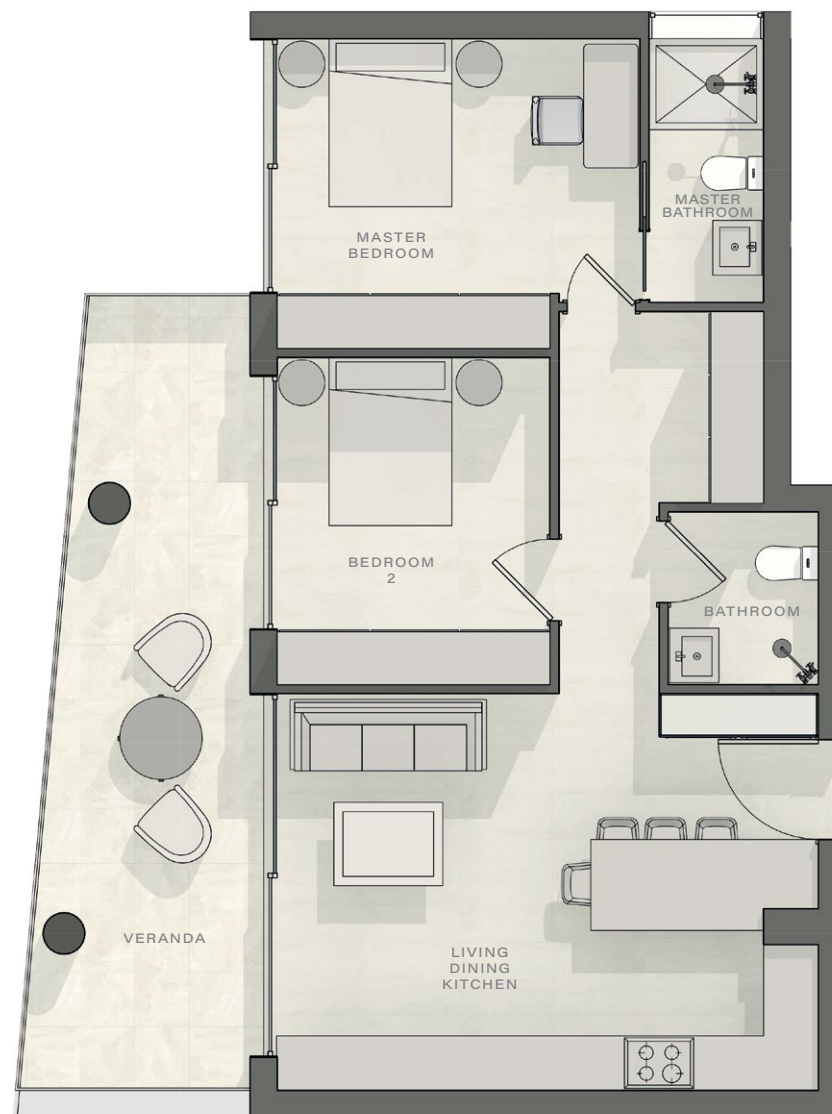
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303

PANIOTIS GERMASOGEIA

2 bedroom apartment

Total area 93m²

Living, dining, kitchen 4.5m x 7.7m

Master Bedroom 3.3m x 3.3m

Bedroom 2 3m x 3.6m

Master bathroom 1.2m x 3.3m

Bathroom 2 1.6m x 1.96m

Veranda 18m²

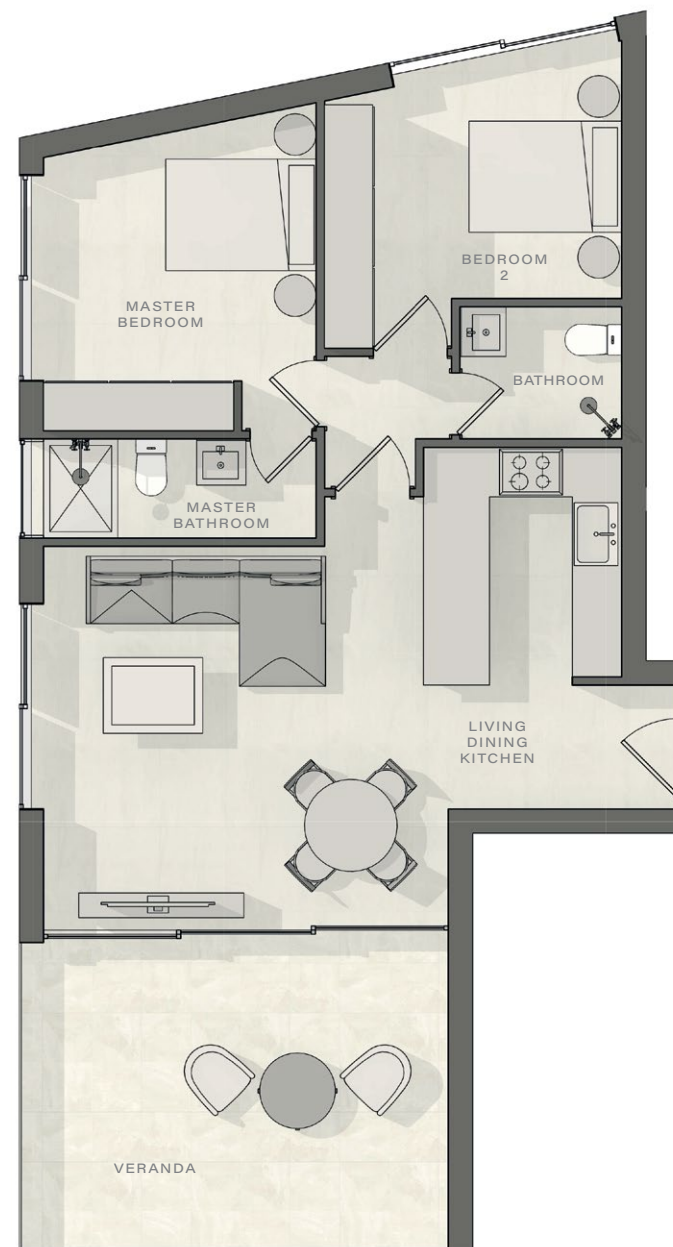
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304

PANIOTIS GERMASOGEIA

3 bedroom apartment

Total area 118m²

Living, dining, kitchen 5.2m x 5.95m

Master bedroom 3.34m x 3.55m

Bedroom 2 3.8m x 4.25m

Bedroom 3 3.05m x 3.7m

Master bathroom 1.8m x 1.85m

Bathroom 2 1.6m x 2m

Veranda 23m²

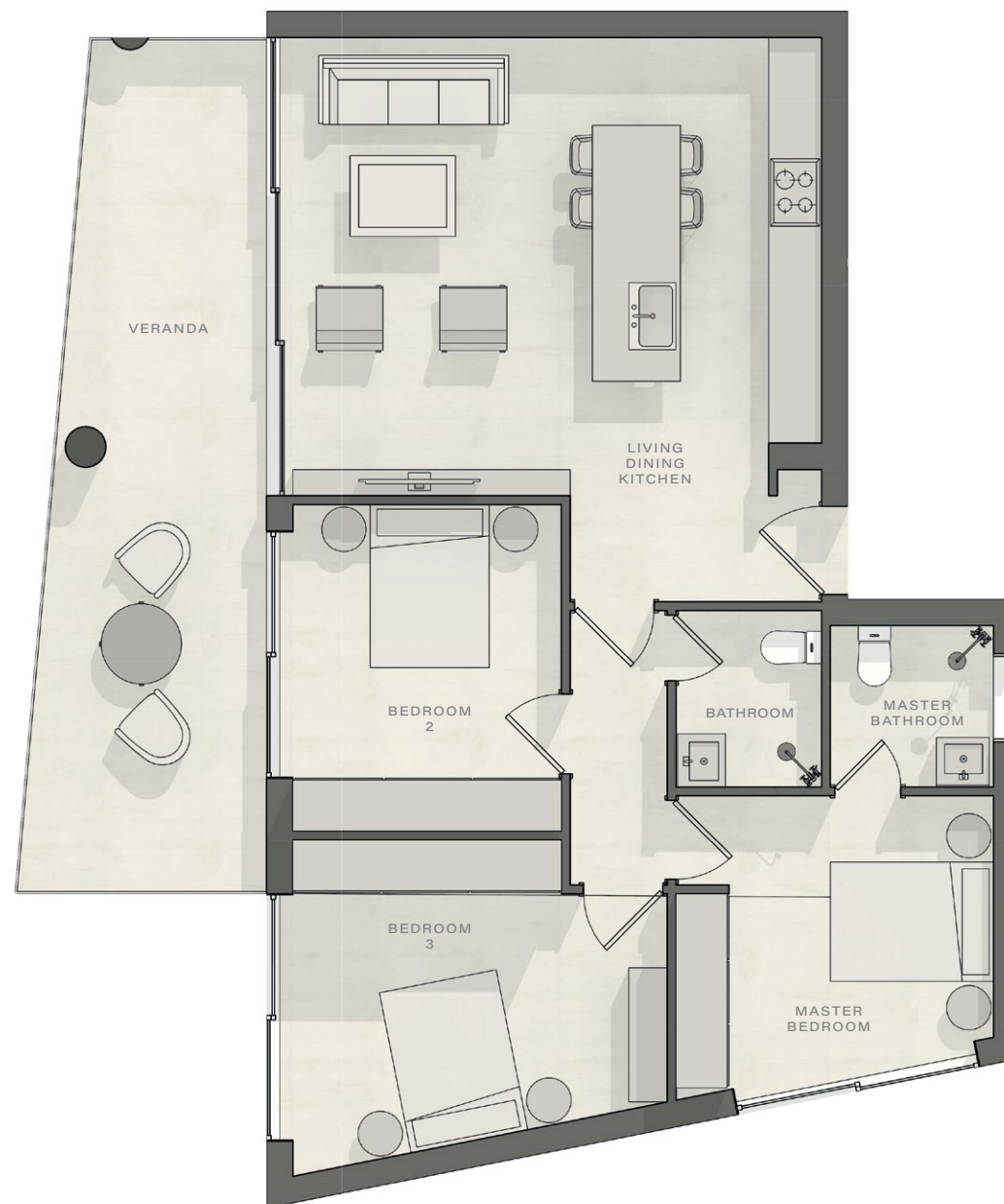
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401

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2 bedroom apartment

Total area 93m²

Living, dining, kitchen 4.2m x 5.16m

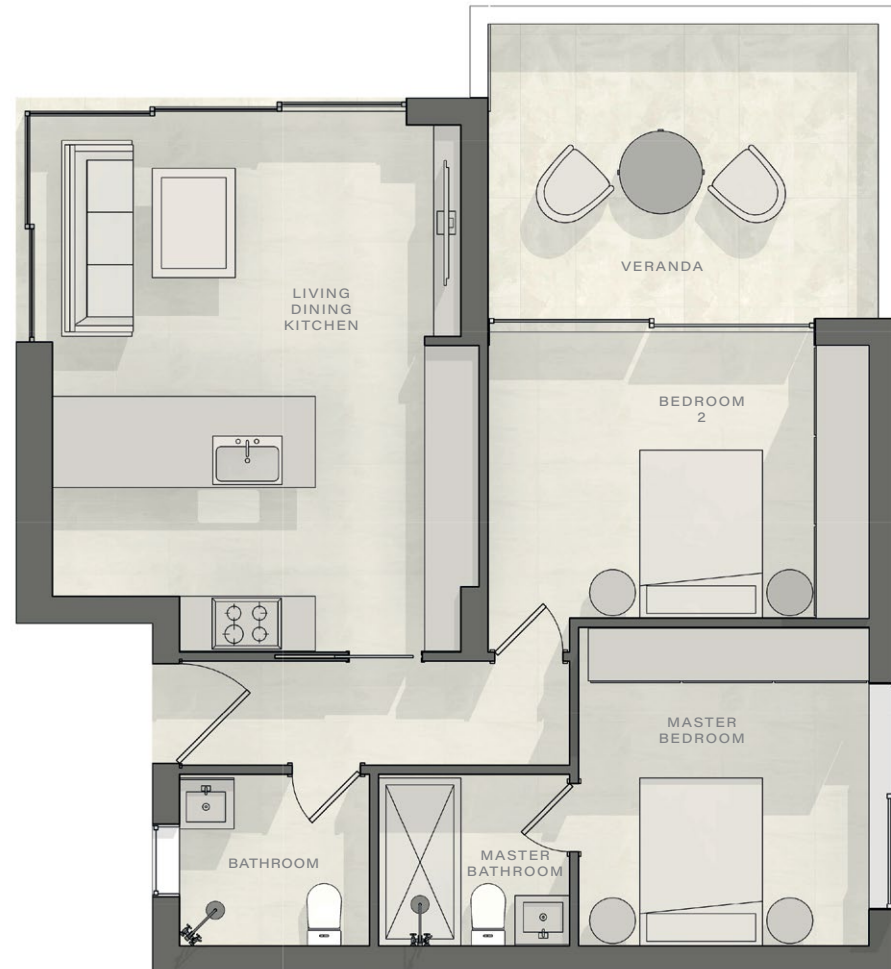
Master Bedroom 3.19m x 3.51m

Bedroom 2 3m x 4.19m

Master bathroom 1.89m x 2.1m

Bathroom 2 1.89m x 2.1m

Veranda 18m²



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SPECIFICATIONS

DEVELOPMENT

Structure	<ul style="list-style-type: none">- Sound and weather insulated aluminium entrance door- Reinforced concrete beams and slabs- Lightweight concrete above the reinforced concrete slabs for sound and thermal insulation
Parking	<ul style="list-style-type: none">- Covered parking for each apartment
Other Specifications	<ul style="list-style-type: none">- A/C provision in all room- Double glazed and thermal insulation glass- Solar panels for heating water- Photovoltaic panels for electricity- Energy performance in accordance with current building regulations
Finishes	<ul style="list-style-type: none">- Aluminium external windows, doors and sliding doors- Ceramic floor tiles for verandas and roof garden (if any)- Parking with polished concrete finish

APARTMENTS

Living Room & Bedrooms	<ul style="list-style-type: none">- Ceramic tiles or laminate wooden flooring- Flush laminated doors- Floor to ceiling made to measure wardrobes
Kitchen	<ul style="list-style-type: none">- Designer kitchen- Made-to-measure kitchen cupboards made of high-quality laminate panels- Ceramic tiles or laminate wooden flooring- Granite or marble worktop with top of the range fitted appliances
Bathrooms	<ul style="list-style-type: none">- Floor to ceiling ceramic tiles- High-quality sanitary fittings, designed according to architectural specification- Wall or ceiling mounted shower with enclosure (where applicable)- Made-to-measure vanity unit with illuminated demister mirror cabinet- Wall mounted towel rail and toilet paper holder
Electrical & Audio Visual	<ul style="list-style-type: none">- Dimmable lighting control- LED lighting throughout including balconies- Satellite system or cable TV installation- Telephone and data points in main rooms- USB points/ports- Electrical installation in accordance with the latest European standards- Smart home lighting and sound system (optional extra)



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