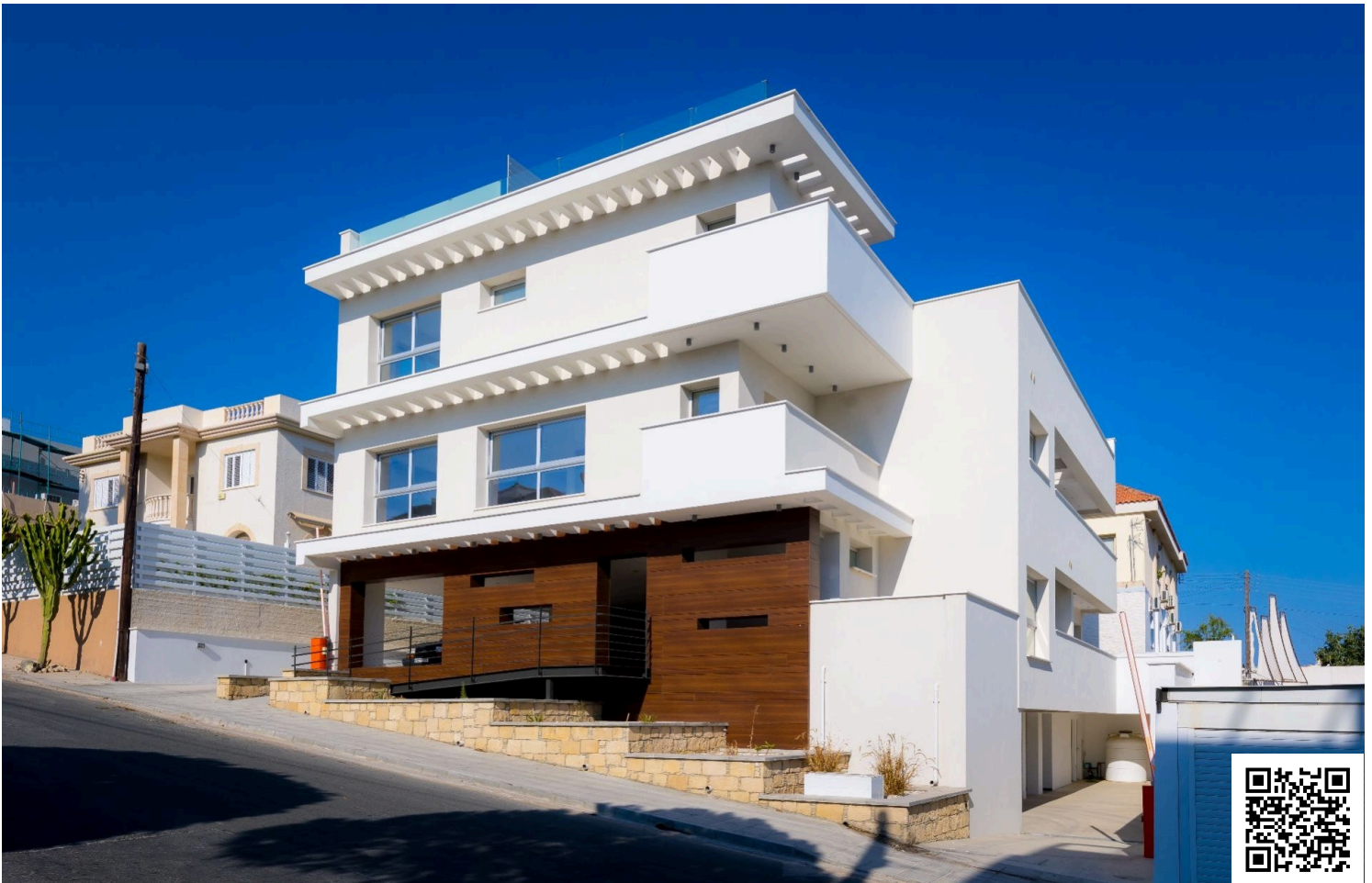


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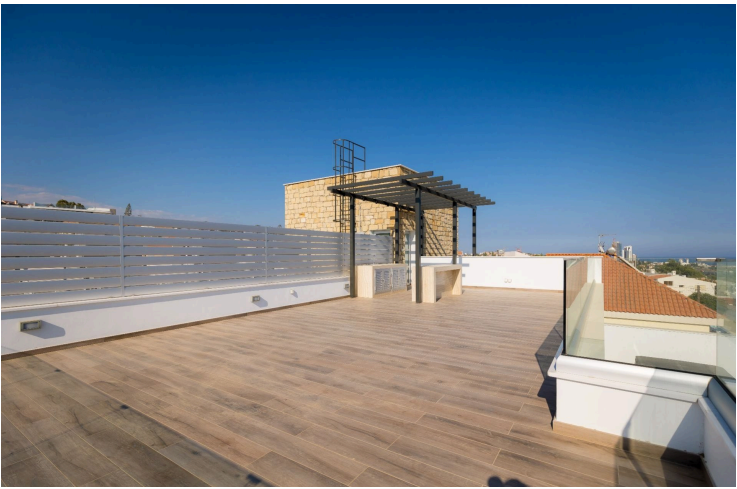
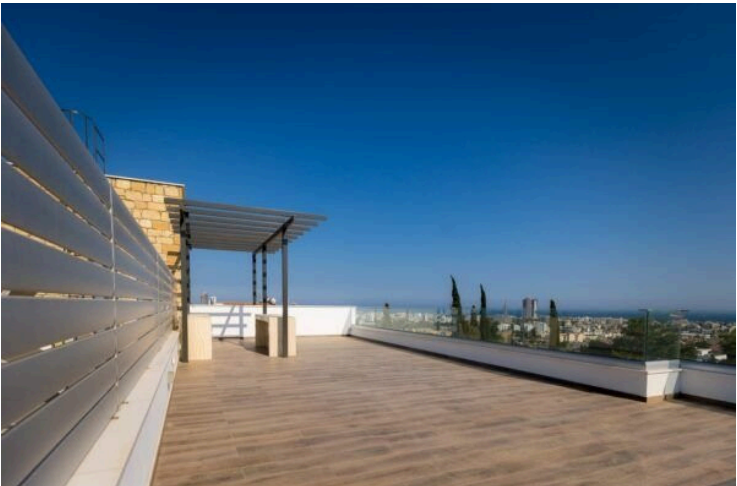
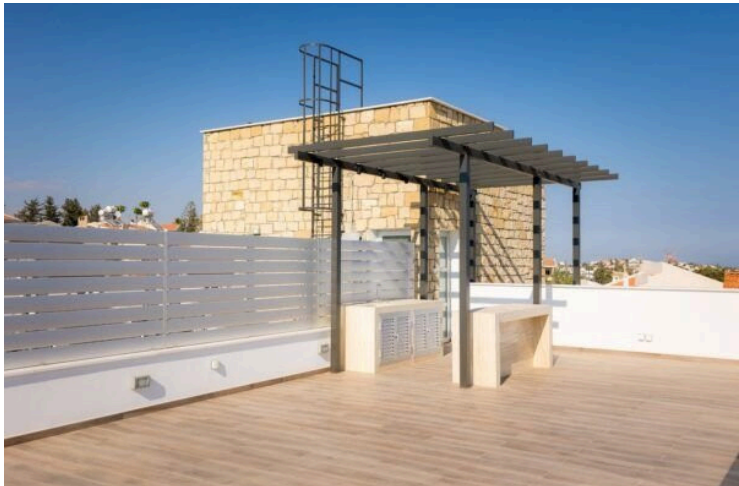
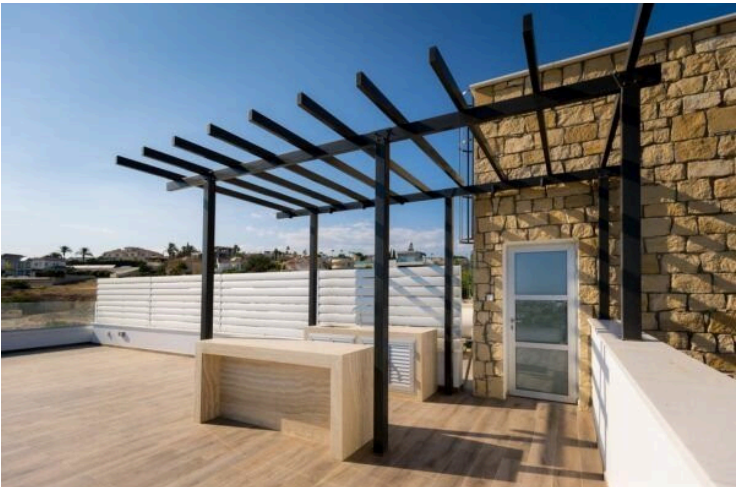
# RESIDENTIAL BUILDING FOR SALE IN GERMASOGEIA

 Germasogeia, Limassol

**€2,020,000** +VAT ~~€2,500,000~~







# Overview

## Specifications

Bedrooms

 8

Bathrooms

 11

Covered

 795 m<sup>2</sup>

Type

**Apartment Building**

Status

**Key ready**

Plot

**519 m<sup>2</sup>**

Year of construction

**2022**

## Description

This small block of four different 2-bedroom units in Limassol, has all the features that make it an ideal investment real estate.

The property is located in a quiet residential neighborhood in Germasogeia, one of the prime areas in Limassol, only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it an ideal base for commuters or regular travelers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.

The 3-storey block is marked by its contemporary, simple lines and houses 2 duplexes across the ground and first floor, each with 2 ensuite bedrooms and an open-plan living area. The third unit is on the first floor, while the fourth unit is the penthouse on the second floor, with its vast uncovered veranda. As such, the property offers a variety of 2-bedroom configurations to suit different purposes and preferences.

Every aspect of design, construction and finishing is geared towards comfort in an urban Mediterranean environment: Elegant entrance lobby, bright interiors, cool superior finishing materials, double glazed windows, ample fitted kitchen cabinets and appliances as well as bedroom wardrobes. Solar heating and split unit air-conditioning are also fully installed. For each unit there is a designated underground parking space, and the building provides an additional ground floor parking spot for the disabled. A communal roof terrace on the third floor offers residents a place to meet and enjoy the uninterrupted sea view, and a cool escape for evenings under the stars.

Seen as a whole, this is an investment proposition with vast potential. Whether for own use for an extended family, or for short- or long-term rental revenue, Easymal will appeal to both the local and expatriate market. It is particularly recommended for buyers seeking eligibility for the residency by investment scheme.

Close by Destinations:

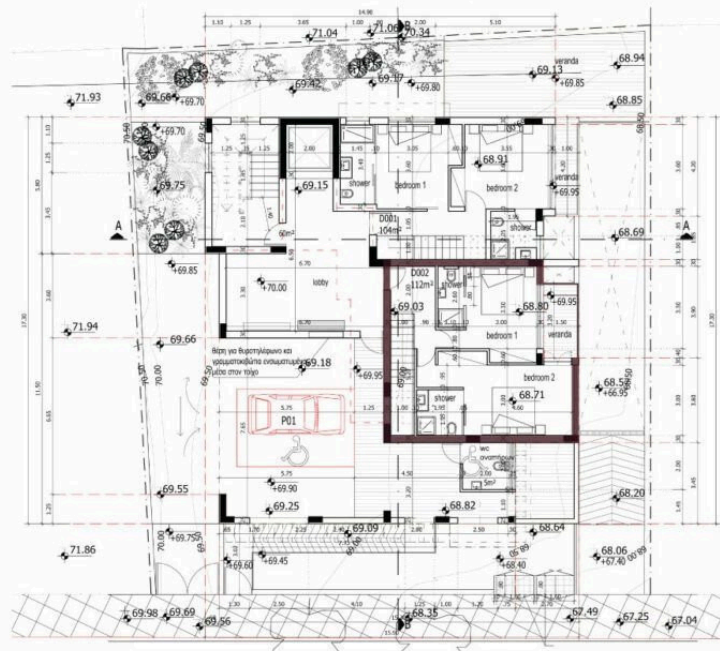
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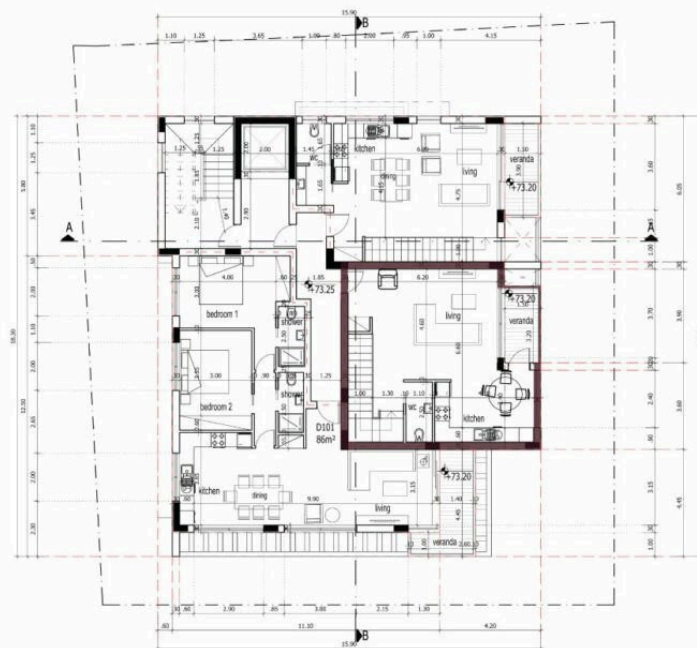


# Floor plans

## Ground Floor Plan



## First Floor Plan



# Additional information

## Facilities

Aircondition, Split system

Solar photovoltaic panels

Elevator

Solar water heater

Parking, Underground

## Features

Barbeque

Double glazing

En suite bathroom

Internal stairs

Kitchen appliances

Near amenities

Rental potential

Spacious rooms

Bright

Easy access to highway

Ground floor bedroom

Investment opportunity

Luxury specifications

Open plan

Roof garden

Veranda

Connected to electric mains

Easy access to main roads

Guest WC

Jacuzzi

Modern design

Quiet area

Sea view

## Distances

Amenities



1 km

Airport



45 km

Sea




2 km

## Contact us



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