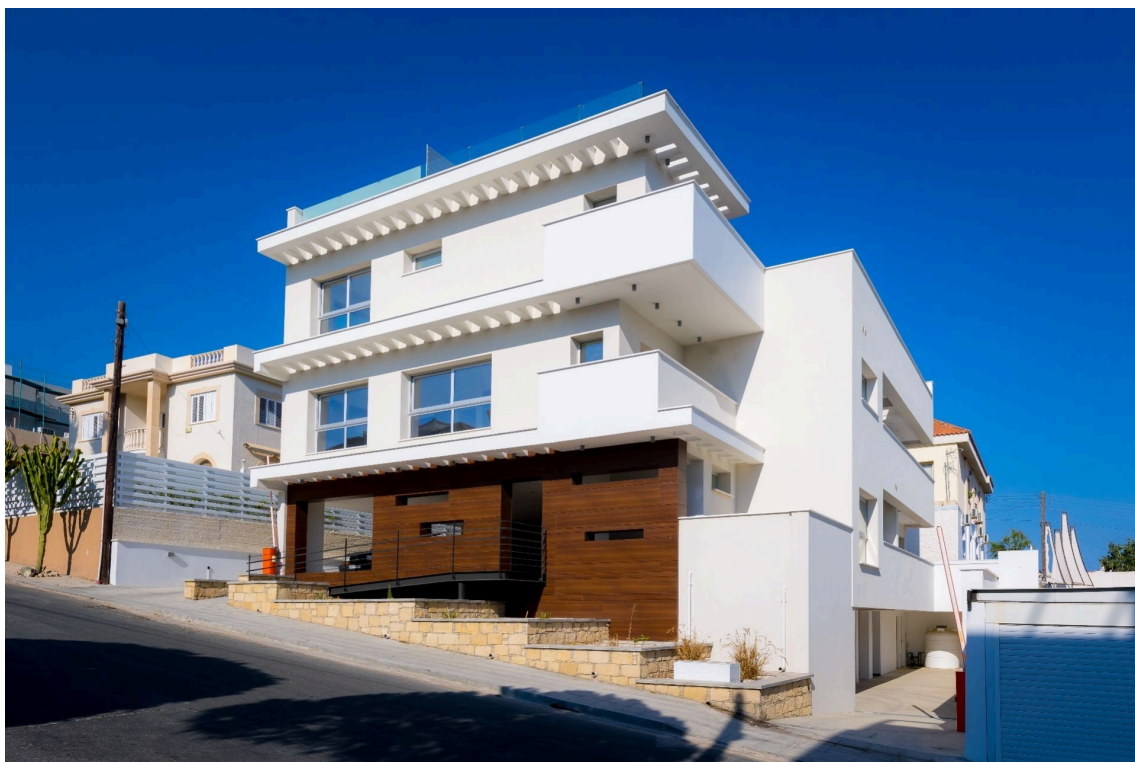




VIVO
REALTY

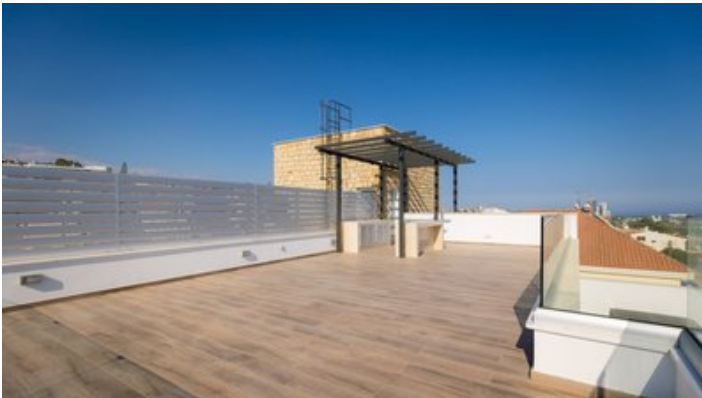


RESIDENTIAL BUILDING FOR SALE IN GERMASOGEIA

 [Limassol, Germasogeia](#)

179480





Price	€2,020,000 +VAT €2,500,000	Type	Apartment Building
Bathrooms	11	Bedrooms	8
Plot	519 m ²	Covered	795 m ²
Status	Key ready	Year of Construction	2022
		Area	Limassol, Germasogeia

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:

.Airport: 45 KM

.Restaurants: 1 KM

.Beach: 2 KM

.Medical Care: 2 KM

.Port: 8 KM

.Shops: 1 KM

We will be happy to arrange the viewing with you.



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Office Properties

Office Administrator

✉ info@vivorealty.com.cy

☎ (+357) 25871010

Facilities

Aircondition, Split system
 Elevator
 Solar photovoltaic panels

Parking, Underground
 Solar water heater

Features

Easy access to main roads
 Spacious rooms
 Investment opportunity
 Bright
 Double glazing
 Veranda
 Quiet Area
 En suite Bathroom
 Modern design
 Near amenities
 Barbeque
 Kitchen appliances

Easy access to highway
 Connected to electric mains
 Internal stairs
 Open plan
 Guest WC
 Ground Floor Bedroom
 Rental Potential
 Luxury specifications
 Sea view
 Jacuzzi
 Roof Garden

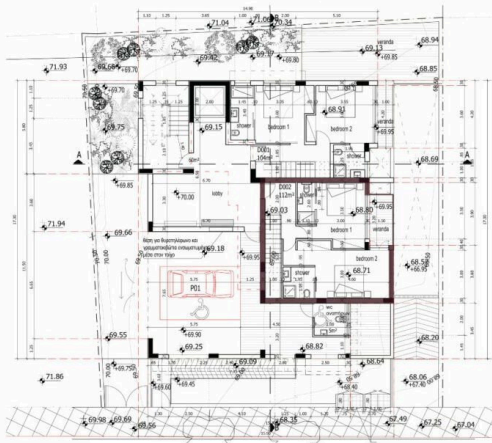
Distances

Amenities 1 km
Sea 2 km

Airport 45 km

Floor plans

Ground Floor Plan



First Floor Plan



Second Floor Plan

