



**VIVO**  
REALTY



## MODERN 2-BEDROOM DUPLEX APARTMENT WITH COMMUNAL ROOF TERRACE IN GERMASOGEIA AREA

 [Limassol, Germasogeia](#)

179482





<b>Price</b>	€527,000 +VAT €620,000	<b>Type</b>	Apartment
<b>Bedrooms</b>	2	<b>Bathrooms</b>	3
<b>Covered</b>	112 m <sup>2</sup>	<b>Plot</b>	519 m <sup>2</sup>
<b>Year of Construction</b>	2022	<b>Status</b>	Key ready
<b>Area</b>	Limassol, Germasogeia		

---

## Description

This spacious 2-bedroom duplex is housed in a small new-build block of only four 2-bedroom units in Germasogeia, one of the most desirable locations in Limassol. The quiet residential neighborhood is 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 duplex configuration covers two floors: The ground floor is dedicated to two bedrooms, each with its own ensuite bathroom, while the first floor features a spacious open-plan living and dining area that extends towards the fully fitted and equipped kitchen, and a discreet guest WC.

The building is marked by its contemporary, simple lines, and every aspect of design, construction and finishing is geared towards quality and 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 built-in bedroom wardrobes. Solar heating and split unit air-conditioning are fully installed, while comfortable verandas with partial view of the sea are an essential component of the Mediterranean lifestyle that this block offers. 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.

The combination of prime location, urban comfort and accessibility makes this spacious duplex an ideal choice for permanent residence or regular holidays in the cosmopolitan coastal town of Limassol. Buyers interested in real estate for investment purposes will recognize the potential of this block as a property with broad appeal in both the local and expatriate market, for long-term as well as holiday rental. This property is also 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.



[vivorealty.com.cy](http://vivorealty.com.cy)



## Office Properties

Office Administrator

✉ [info@vivorealty.com.cy](mailto: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  
Luxury specifications  
Sea view  
Roof Garden

Easy access to highway  
Connected to electric mains  
Internal stairs  
Open plan  
Guest WC  
Ground Floor Bedroom  
En suite Bathroom  
Modern design  
Near amenities  
Kitchen appliances

## Distances

**Amenities**  
**Sea**

1 km  
2 km

**Airport**

50 km

