

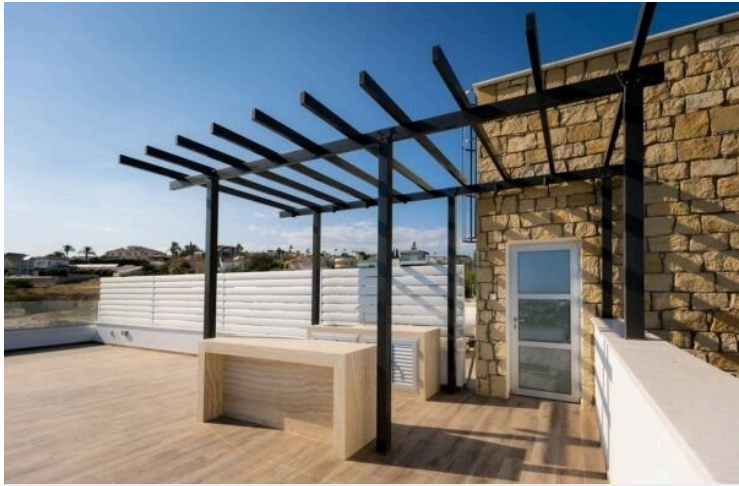
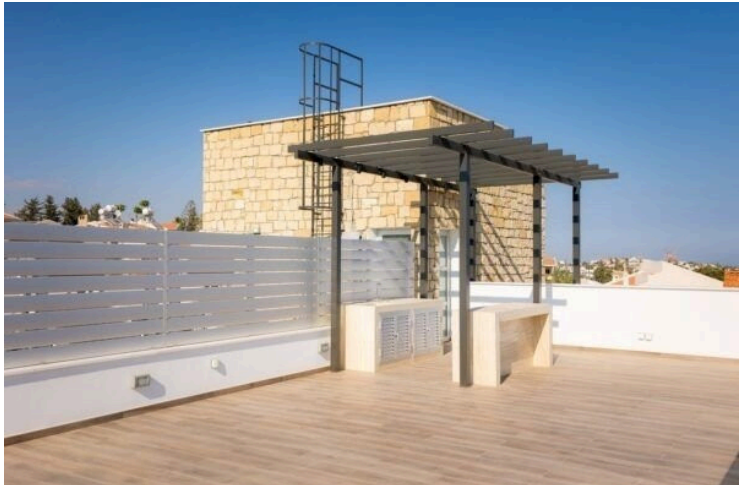
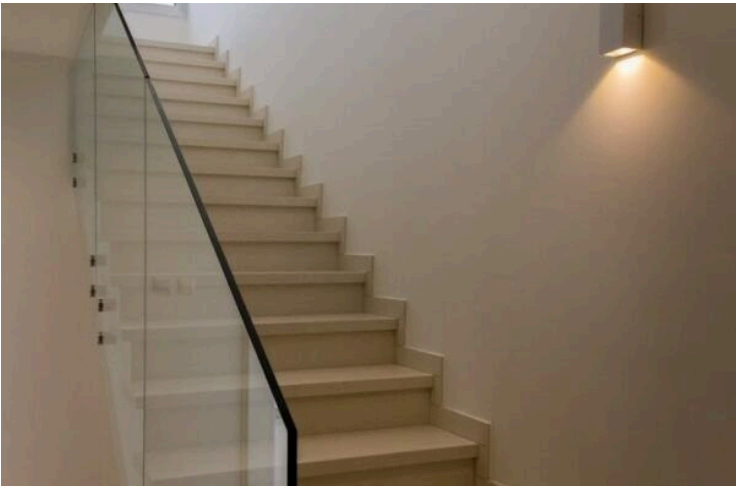
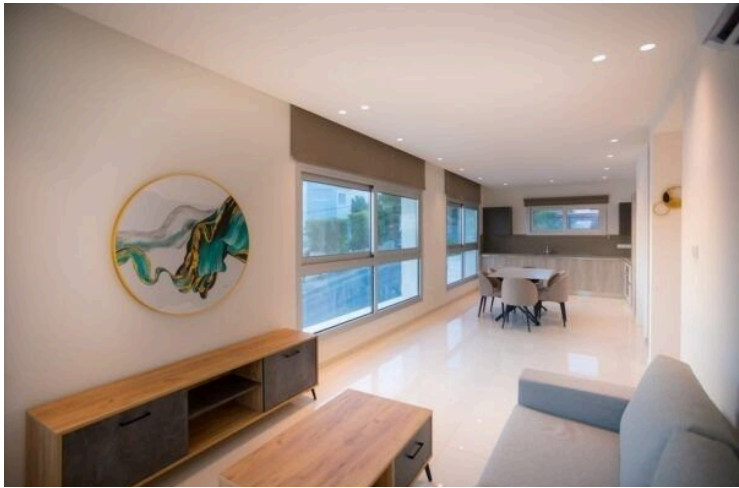
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# SPACIOUS 2-BEDROOM APARTMENT WITH COMMUNAL ROOF TERRACE IN GERMASOGEIA AREA

 Germasogeia, Limassol

€391,000 +VAT ~~€510,000~~





# Overview

## Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 86 m<sup>2</sup>

Type

**Apartment**

Status

**Key ready**

Plot

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

Year of construction

**2022**

## Description

This 2-bedroom apartment 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 space optimized layout has a very generous feel, with a master ensuite bedroom, and a second bedroom with family bathroom. The open-plan living and dining area is connected to the fully fitted and equipped kitchen.

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 the comfortable veranda with partial view of the sea is an essential component of the Mediterranean lifestyle that the 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 apartment a convenient base 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.

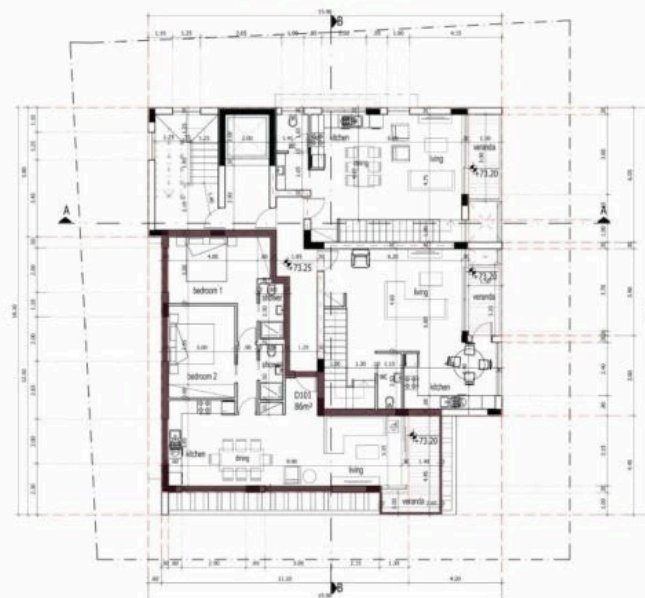
Close by Destinations:

.Airport: 45 KM



# Floor plans

First Floor Plan





# Additional information

## Facilities

Aircondition, Split system

Elevator

Parking, Underground

Solar photovoltaic panels

Solar water heater

## Features

Bright

Connected to electric mains

Double glazing

Easy access to highway

Easy access to main roads

En suite bathroom

Investment opportunity

Kitchen appliances

Modern design

Near amenities

Open plan

Quiet area

Roof garden

Sea view

Veranda

## Distances

Amenities



1 km

Airport



45 km

Sea




2 km

## Contact us



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