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EXCLUSIVE TWO BEDROOM APARTMENT IN GATED COMMUNITY IN GERMASOGIA

 Germasogeia, Limassol

€425,000 +VAT





Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 80 m²

Type	Apartment
Showers	1
Toilets	2
Covered veranda	30 m ²
Uncovered veranda	4 m ²
Status	Under construction

Year of construction	2026
Furnished	Unfurnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A+

Description

Located in the prestigious and tranquil area of ****Germasogeia, Limassol****, this exceptional first-floor 2-bedroom apartment offers a refined combination of contemporary design, generous outdoor living, premium specifications, and access to outstanding resort-style amenities.

The residence forms part of an exclusive gated development comprising just ****five contemporary residential blocks****, thoughtfully arranged around a beautifully landscaped, ****3,200 m² car-free courtyard****. Designed to provide privacy, comfort, and a sophisticated lifestyle, the development is an outstanding choice for both private residence and investment.

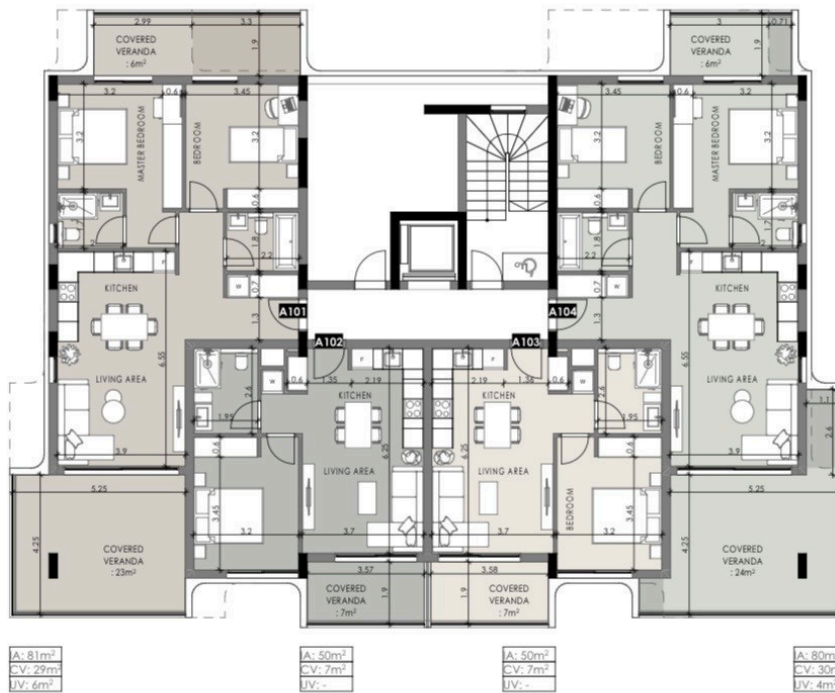
Property Features:

- * ****First-floor apartment**
- * ****2 spacious bedrooms****
- * ****2 modern bathrooms****
- * ****80.00 m² internal covered area****
- * ****30.00 m² covered verandas****
- * ****4.00 sq.m. uncovered veranda****
- * ****111.00 m² total covered area****
- * Open-plan living and dining area
- * Contemporary fitted kitchen
- * Master bedroom with private en-suite bathroom



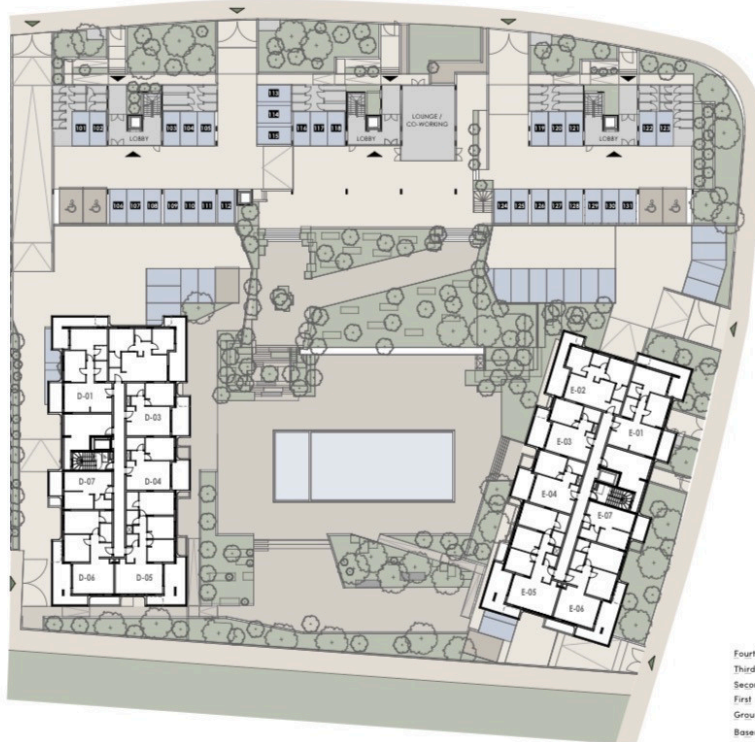
Floor plans

block A. FIRST FLOOR

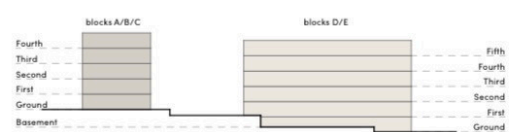


	BED-ROOMS	INTERIOR AREA M²	COVERED VERANDA M²	TOTAL AREA M²
A101	2	81.00	29.00	110.00
A102	1	50.00	7.00	57.00
A103	1	50.00	7.00	57.00
A104	2	80.00	30.00	110.00

GROUND FLOOR



Number of parking spaces 31



Additional information

Facilities

Aircondition, Provision	Childrens playground	Clubhouse
Elevator	Gated complex	Gym
Heating, Underfloor	Landscaped garden	Outdoor shower
Parking, Covered	Pool, Communal, overflow	Sauna
Solar photovoltaic panels (provision)	Solar water heater	Storage

Features

24-hour security	Balcony	Bath
Bathroom underfloor heating	Bright	CCTV (provision)
Combined kitchen and dining area	Courtyard	Cul de sac
Door screen	Double glazing	Easy access to highway
Easy access to main roads	Electric car charger	Elevated
En suite shower	Energy efficient doors/windows	Entrance gate
Entrance gate, automated	Entrance hall	Fireproof entrance doors
Fitted wardrobes	Floor-to-ceiling windows	Guest WC
Handicap accessible	High ceilings	Investment opportunity
Luxury specifications	Modern design	Near amenities
Near bus route	Next to green area	Play room
Pool view	Pressurized water system	Quiet area
Rental potential	Shower	Shutters, electric (provision)
Smart home automation (provision)	Sound insulation	Spacious rooms
Suitable for work	Thermal insulation	Triple glazing
Veranda		



Distances

Amenities

 300 m

Sea

 1 km

Public transport

 600 m

Schools

 1 km

Contact us



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