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EXCLUSIVE TWO BEDROOM APARTMENT IN GATED COMMUNITY IN GERMASOGIA

 Germasogeia, Limassol

€405,000 +VAT





Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 81 m²

Type	Apartment
Showers	1
Toilets	2
Covered veranda	29 m ²
Uncovered veranda	6 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 third-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:

- * **Second-floor apartment**
- * **2 spacious bedrooms**
- * **2 modern bathrooms**
- * **81.00 m² internal covered area**
- * **29.00 m² covered verandas**
- * **110.00 m² total covered area**
- * **6 uncovered veranda**
- * Open-plan living and dining area
- * Contemporary fitted kitchen
- * Master bedroom with private en-suite bathroom



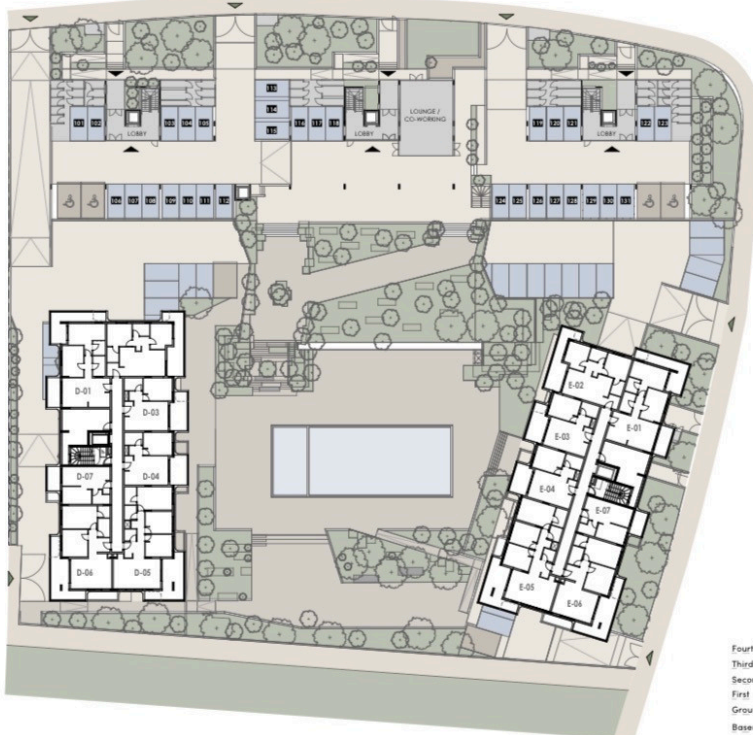
Floor plans

block D. THIRD FLOOR

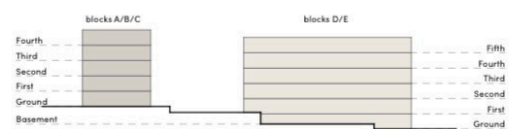
	BED- ROOMS	INTERIOR AREA M ²	COVERED VERANDA M ²	TOTAL AREA M ²		BED- ROOMS	INTERIOR AREA M ²	COVERED VERANDA M ²	TOTAL AREA M ²
D301	2	78.00	24.00	102.00	D305	3	103.00	20.00	123.00
D302	2	70.50	17.50	88.00	D306	2	80.00	19.00	99.00
D303	1	50.00	10.00	60.00	D307	ST	39.00	7.00	46.00
D304	1	50.00	11.00	61.00					



GROUND FLOOR



Number of parking spaces 31



Additional information

Facilities

Aircondition, Provision
Elevator
Heating, Underfloor
Parking, Covered
Solar photovoltaic panels (provision)

Childrens playground
Gated complex
Landscaped garden
Pool, Communal, overflow
Solar water heater

Clubhouse
Gym
Outdoor shower
Sauna
Storage

Features

24-hour security
Balcony, front
Bright
Courtyard
Double glazing
Electric car charger
Energy efficient doors/windows
Entrance hall
Floor-to-ceiling windows
High ceilings
Modern design
Next to green area
Pressurized water system
Sea view
Smart home automation (provision)
Suitable for work
Veranda

Balcony
Bath
CCTV (provision)
Cul de sac
Easy access to highway
Elevated
Entrance gate
Fireproof entrance doors
Guest WC
Investment opportunity
Near amenities
Play room
Quiet area
Shower
Sound insulation
Thermal insulation

Balcony, back
Bathroom underfloor heating
Combined kitchen and dining area
Door screen
Easy access to main roads
En suite shower
Entrance gate, automated
Fitted wardrobes
Handicap accessible
Luxury specifications
Near bus route
Pool view
Rental potential
Shutters, electric (provision)
Spacious rooms
Triple glazing



Distances

Amenities

 300 m

Sea

 1 km

Public transport

 600 m

Schools

 1 km

Contact us



Tatiana Kirshanova

 (+357) 96071790

 tatianak@vivorealty.com.cy

