

64186435

EXCLUSIVE TWO BEDROOM APARTMENT IN GATED COMMUNITY IN GERMASOGIA

 Germasogeia, Limassol

€415,000 +VAT





Overview

Specifications

Bedrooms

 2

Bathrooms

 2

Covered

 81 m²

Type	Apartment
Showers	1
Toilets	2
Covered veranda	28.7 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 top-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.

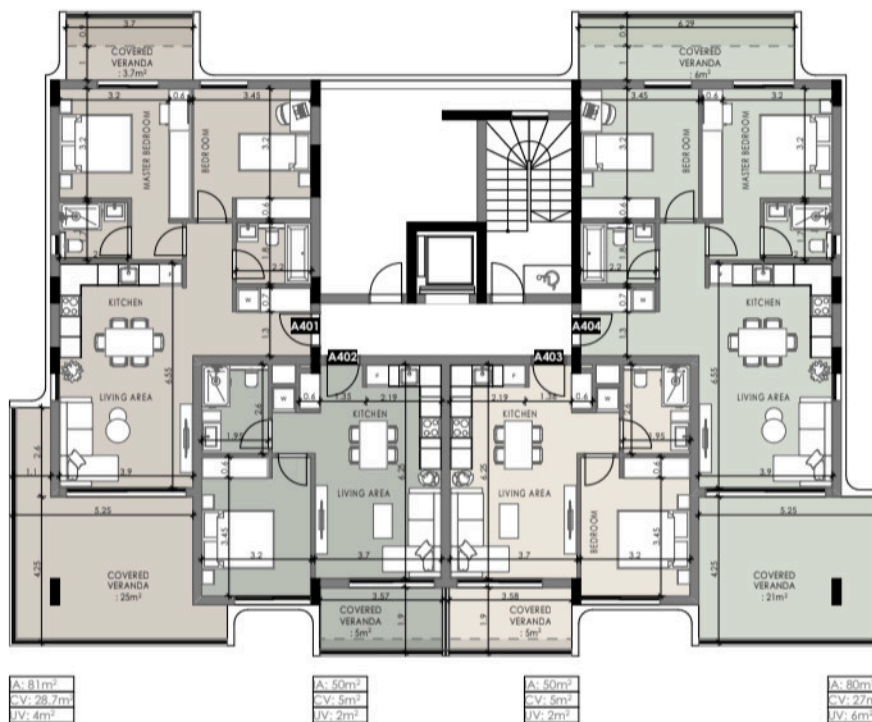
Property Features:

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



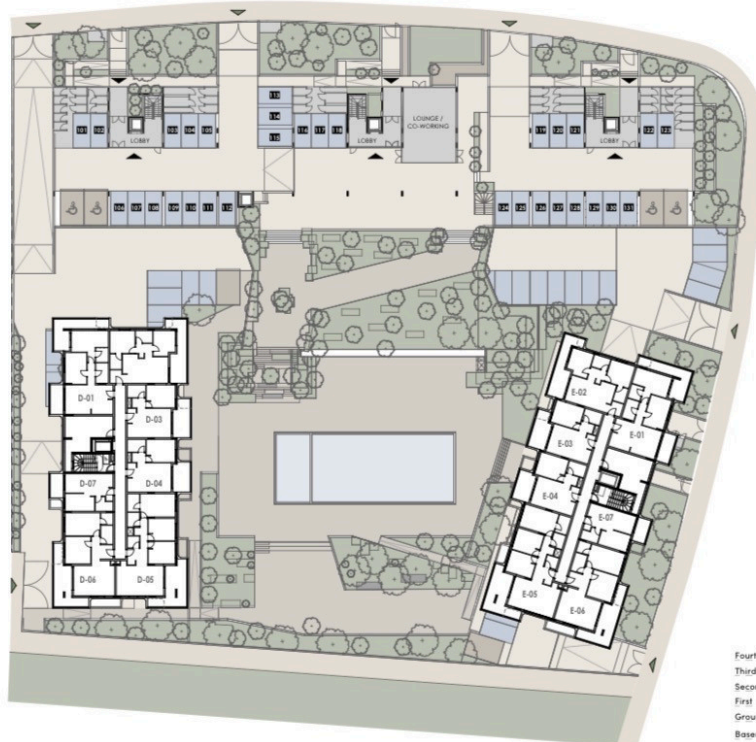
Floor plans

block A. FOURTH FLOOR

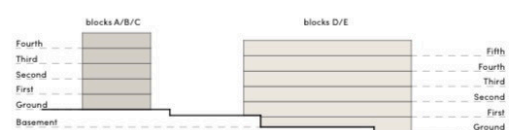


	BED-ROOMS	INTERIOR AREA M²	COVERED VERANDA M²	TOTAL AREA M²
A401	2	81.00	28.70	109.70
A402	1	50.00	5.00	55.00
A403	1	50.00	5.00	55.00
A404	2	80.00	27.00	107.00

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

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

Balcony

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

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



Distances

Amenities

 **3 km**

Sea

 **1 km**

Public transport

 **600 m**

Schools

 **1 km**

Contact us



Tatiana Kirshanova

 (+357) 96071790

 tatianak@vivorealty.com.cy

