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# EXCLUSIVE ONE BEDROOM APARTMENT IN GATED COMMUNITY IN GERMASOGIA LIMASSOL

 Germasogeia, Limassol

€285,000





# Overview

## Specifications

Bedrooms



Bathrooms



Covered

50 m<sup>2</sup>

|                   |                    |
|-------------------|--------------------|
| Type              | Apartment          |
| Showers           | 1                  |
| Toilets           | 1                  |
| Covered veranda   | 6 m <sup>2</sup>   |
| Uncovered veranda | 4 m <sup>2</sup>   |
| Status            | Under construction |

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

## Description

Contemporary Living in an Exclusive Gated Residential Development

Located in the prestigious and tranquil area of **Germasogeia, Limassol**, this exceptional top-floor 1-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 m<sup>2</sup> 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:

- 5th-floor apartment**
- 1 spacious bedroom**
- 1 modern bathrooms**
- 50.00 m<sup>2</sup> internal covered area**
- 6.00 m<sup>2</sup> covered verandas**
- 56.00 m<sup>2</sup> total covered area**
- 4 sq.m. uncovered veranda**
- Open-plan living and dining area



# Floor plans

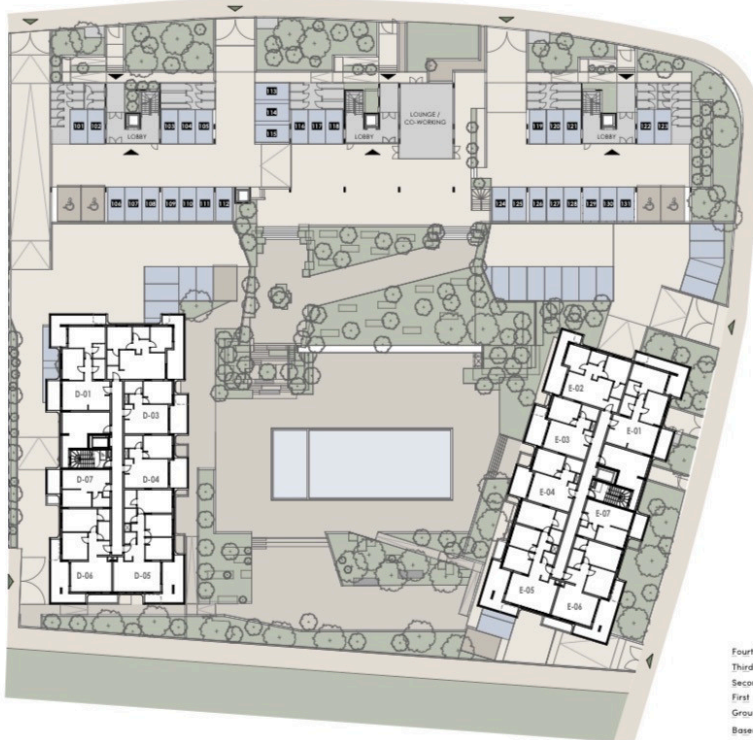
## block D. FIFTH FLOOR

|      | BED-<br>ROOMS | INTERIOR<br>AREA M <sup>2</sup> | COVERED<br>VERANDA M <sup>2</sup> | TOTAL<br>AREA M <sup>2</sup> |
|------|---------------|---------------------------------|-----------------------------------|------------------------------|
| D501 | 2             | 78.00                           | 15.00                             | 93.00                        |
| D502 | 2             | 70.50                           | 12.50                             | 83.00                        |
| D503 | 1             | 50.00                           | 6.00                              | 56.00                        |
| D504 | 1             | 50.00                           | 9.00                              | 59.00                        |

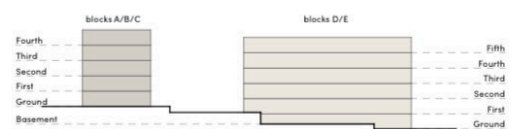
|      | BED-<br>ROOMS | INTERIOR<br>AREA M <sup>2</sup> | COVERED<br>VERANDA M <sup>2</sup> | TOTAL<br>AREA M <sup>2</sup> |
|------|---------------|---------------------------------|-----------------------------------|------------------------------|
| D505 | 3             | 103.00                          | 16.00                             | 119.00                       |
| D506 | 2             | 80.00                           | 19.00                             | 99.00                        |
| D507 | ST            | 39.00                           | 5.00                              | 44.00                        |



## GROUND FLOOR



Number of parking spaces 31



# Additional information

## Facilities

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

## Features

|                                |                                   |                                  |
|--------------------------------|-----------------------------------|----------------------------------|
| 24-hour security               | Alarm system (provision)          | Balcony                          |
| Barbeque                       | Bath                              | Bathroom underfloor heating      |
| Bright                         | CCTV (provision)                  | Combined kitchen and dining area |
| Connected to electric mains    | 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          | Garden                           |
| Garden, large                  | High ceilings                     | Investment opportunity           |
| Luxury specifications          | Modern design                     | Mountain view                    |
| Municipal water/sewage         | Near amenities                    | Near bus route                   |
| Next to green area             | Open plan                         | Pool view                        |
| Pressurized water system       | Quiet area                        | Shower                           |
| Shutters, electric (provision) | Smart home automation (provision) | Sound insulation                 |
| Spacious rooms                 | Suitable for work                 | Thermal insulation               |
| Veranda                        |                                   |                                  |



## Distances

Amenities

 600 m

Sea

 1 km

Public transport

 600 m

Schools

 1 km

## Contact us



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