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EXCEPTIONAL INVESTMENT OPPORTUNITY: 1-BEDROOM APARTMENT WITH PRIVATE GARDEN IN GERMASOGIA LIMASSOL

 Germasogeia, Limassol

€275,000





Overview

Specifications

Bedrooms

 1

Bathrooms

 1

Covered

 56 m²

Type	Apartment
Showers	1
Toilets	2
Covered veranda	14 m ²
Garden	107 m ²
Status	Resale

Year of construction	2010
Title deed	Yes
Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A

Description

Discover a rare combination of tranquil residential living and proven investment performance. Situated in the desirable Germasogeia area (above the highway), this unique first-floor apartment delivers an exceptional lifestyle offering alongside a secure, ready-made income stream.

Housed in a peaceful, family-oriented 3-story building comprising just 9 apartments, the property was fully renovated in 2021 (originally built in 2010) and is presented in immaculate condition.

Property Specifications

Internal Area: 56 m²

Covered Veranda: 14 m²

Private Garden: An impressive 107 m² of private outdoor space complete with a barbecue area.

Layout: 1 spacious bedroom with an en-suite bathroom, plus a separate guest toilet.

Living & Kitchen: Comfortable open-plan living and dining area flowing into a fully equipped open-plan kitchen.

Parking & Storage: Dedicated covered parking space and a private storage room.

Inclusions: Fully furnished with quality electrical appliances, hot/cold air conditioning in all rooms, and a security alarm system, electric heating provision.

Investment Highlights & Financials

Asking Price: €275,000 (No VAT)

Currently rented at €1,350/month (+ common expenses), with a new tenancy agreement guaranteed by the owner at €1,450/month + common experience's

Rental Yield: Approximately 6,6%.

Track Record: Maintained 100% occupancy with zero vacancy periods since its 2021 renovation. It has held a stable rental rate for the past 3 years across reliable CIS tenants. Currently tenanted through November 2026.



Additional information

Facilities

Aircondition, Split system

Parking, Covered

Heating, Provision

Solar water heater

Landscaped garden

Storage

Features

Alarm system

Combined kitchen and dining area

Easy access to main roads

Energy efficient doors/windows

Garden

Investment opportunity

Laminate flooring

Near bus route

Rental potential

Sound insulation

Triple glazing

Veranda, large

Barbeque

Double glazing

Elevated

Fitted wardrobes

Ground floor bedroom

Kitchen appliances

Modern design

Openings in opposite sides

Roller blinds

Spacious rooms

Veranda

Bright

Easy access to highway

En suite shower

Floor-to-ceiling windows

Guest WC

Kitchen island

Near amenities

Quiet area

Shower

Thermal insulation

Veranda, back

Distances

Amenities

 300 m

Sea

 1 km

Public transport

 300 m

Schools

 600 m

Resort

 1 km

Contact us



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