

## Apartment in Germasogeia

Ref. No 2466



-  Apartment
-  1 bedroom
-  1 bathroom
-  1 wc
-  50m<sup>2</sup> internal
-  12m<sup>2</sup> veranda
-  62m<sup>2</sup> total
-  4th floor
-  1 parking
-  Off-plan

ASKING PRICE:

€ 352,000 +VAT

Limassol, Germasogeia Tourist Area

[VIEW ON THE WEBSITE](#)

Modern 1-bedroom apartment located in the prestigious tourist district of Germasogeia, just 800 metres from the sea, with easy access to restaurants, cafés, international schools, supermarkets, everyday amenities and the highway.

The property offers 50 m<sup>2</sup> of internal covered area and a 12 m<sup>2</sup> covered veranda, with a total covered area of 62 m<sup>2</sup>.

The apartment comprises an open-plan living and dining area with a kitchen, 1 bedroom, 1 bathroom and a covered veranda. Located on the fourth floor.

Part of an exclusive boutique low-density development of just 14 apartments, the project has been thoughtfully designed to maximise natural light, privacy and comfortable everyday living.

The property includes a covered parking space and a private storage room.

Residents can enjoy a communal swimming pool, a fully equipped gym, a BBQ area and landscaped gardens.

Estimated delivery: November 2028.

**Main Features**

- |                           |                             |
|---------------------------|-----------------------------|
| Furniture: Unfurnished    | Construction type: Concrete |
| Proximity: Tourist Area   | Kitchen type: Open plan     |
| Underfloor heating: Water | A/Cs: Split Units           |
| Energy efficiency: A      |                             |

**Additional Features**

- |                  |                      |
|------------------|----------------------|
| Modern design: ✓ | Landscaped garden: ✓ |
| Balcony: ✓       | En Suite Shower: ✓   |

**Specifications**

- |                     |                         |
|---------------------|-------------------------|
| Spacious rooms: ✓   | High ceilings: ✓        |
| Double Glazing: ✓   | Fully Fitted Kitchen: ✓ |
| Sound insulation: ✓ |                         |

## Facilities

Elevator: ✓

Gym: ✓

Common Swimming Pool: ✓

Easy access to highway: ✓

Emergency Exit: ✓

Playground: ✓

Quiet area: ✓

Easy access to main roads: ✓



