

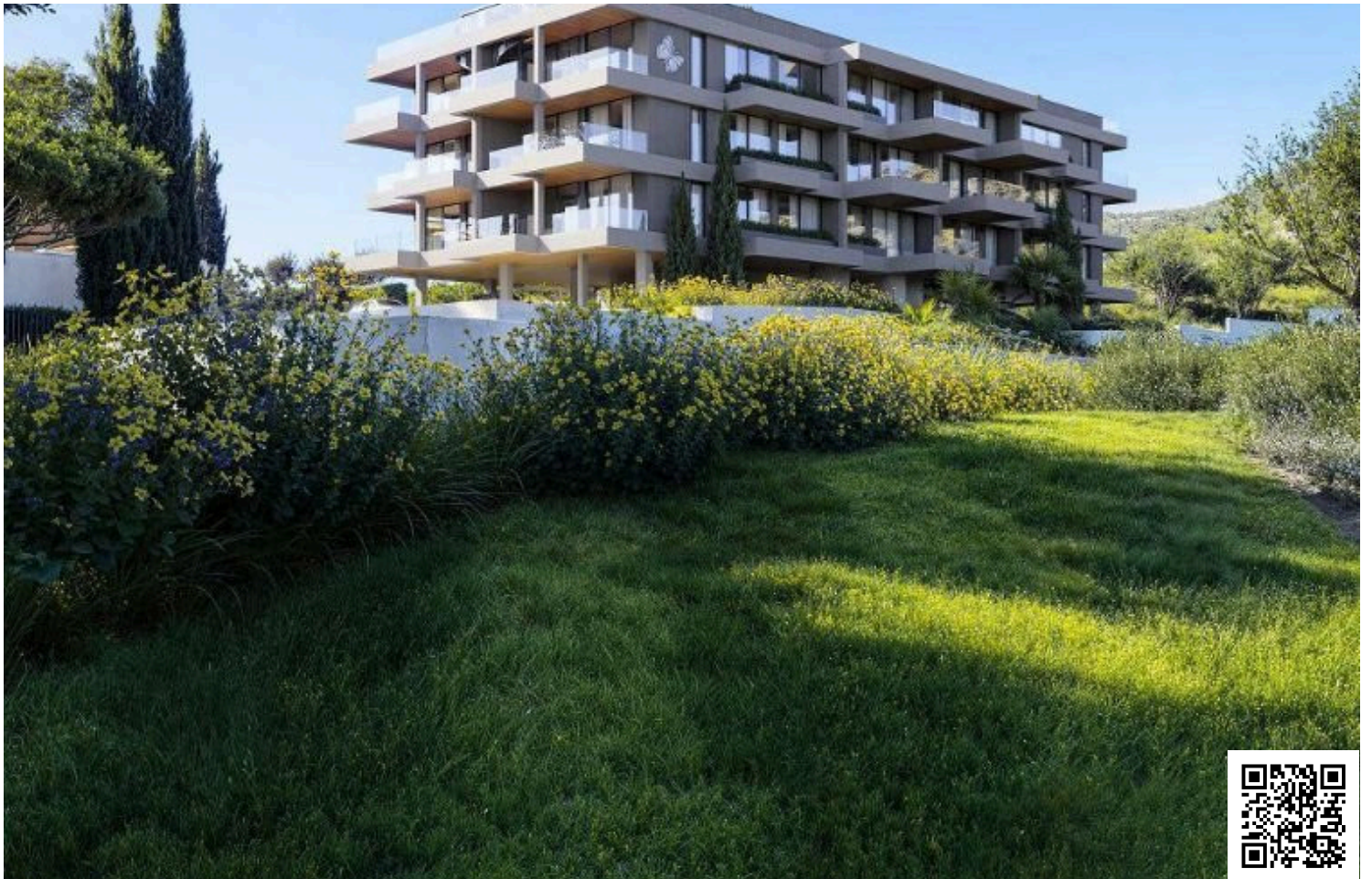


#12119

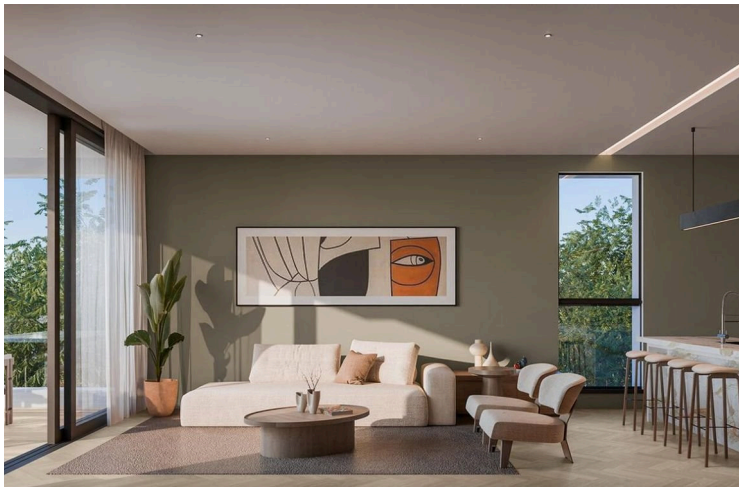
# Modern Germasogeia Apartment with Pool and Gym (12119)

📍 Germasogeia, Limassol

€479,000 +VAT











# Overview

## Specifications

|  |  |   |  |   |  |
|--|--|---|--|---|--|
| Bedrooms   |  | Bathrooms   |  | Covered   |  |
|  2 |  |  2   |  |  90 m <sup>2</sup> |  |
| Type   |  | Apartment   |  |   |  |
| Toilets  |  | 2   |  |   |  |
| Plot   |  | 123 m <sup>2</sup>  |  |   |  |
| Status   |  | Off plan  |  |   |  |
| Year of construction   |  | 2027  |  |   |  |
| Furnished  |  | Unfurnished   |  |   |  |
| Structure  |  | Concrete  |  |   |  |
| Facade   |  | Concrete  |  |   |  |
| Energy efficiency rating   |  |  A |  |   |  |

## Description

Modern Germasogeia Apartment with Pool and Gym (12119)

For sale: a sleek and thoughtfully designed off-plan apartment located in the highly desirable area of Germasogeia. Positioned on the ground floor of a modern residential complex, this home offers 90 m<sup>2</sup> of internal space, featuring 2 generously sized bedrooms and 2 modern bathrooms, perfectly tailored for professionals, couples, or small families seeking comfort and convenience.

The apartment's open-plan living and dining area is flooded with natural light, creating a seamless blend of indoor and outdoor living. With clean architectural lines and a smart layout, this property provides both style and functionality.

Set for completion in 2027, the apartment will be delivered unfurnished, giving you full freedom to furnish and decorate according to your personal taste. As part of a well-designed development, residents will benefit from access to a communal swimming pool and a fully equipped gym, ideal for leisure and wellness. The building also meets Energy Efficiency Class A standards, ensuring lower running costs and an environmentally responsible design.

Located in the vibrant community of Germasogeia, you'll enjoy proximity to a variety of local amenities including supermarkets, cafes, schools, and the coastline, while the nearby highway access ensures easy travel across Limassol and beyond.

Key Features:





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Indoor pool, Communal

Clubhouse

Pool, Communal

Gym

Solar photovoltaic panels (provision)

## Features

Alarm system

Double glazing

Pressurized water system

Balcony

Easy access to highway

Quiet area

Bath

Easy access to main roads

## Distances

Amenities

 300 m

Airport

 64 km

Sea

 6.2 km

Schools

 1.3 km

Resort

 2 km

## Contact us



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