



#12295

# Luxury 2-Bedroom Apartment in Germasogeia Limassol (12295)

📍 Germasogeia Tourist Area, Limassol

**€549,990** +VAT









# Overview

## Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 88.5 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>3</b>
Plot	<b>1057 m<sup>2</sup></b>
Status	<b>Under construction</b>

Year of construction	<b>2025</b>
Furnished	<b>Fully furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	 <b>A+</b>

## Description

A complex with only 8 apartments that gives a feeling of style and calm. From panoramic floor-to-ceiling light windows to large verandas that extends living area in warm season - everything is carefully crafted to enjoy comfortable living. These homes are designed with the best high quality materials with A+ class energy efficiency. Each penthouse has a private swimming pool with large terrace on the roof in addition to communal swimming pool in the project.

Peaceful and prestigious residential zone in 800 meters from the sea 45 min of driving to Paphos International Airport or Larnaca International Airport.

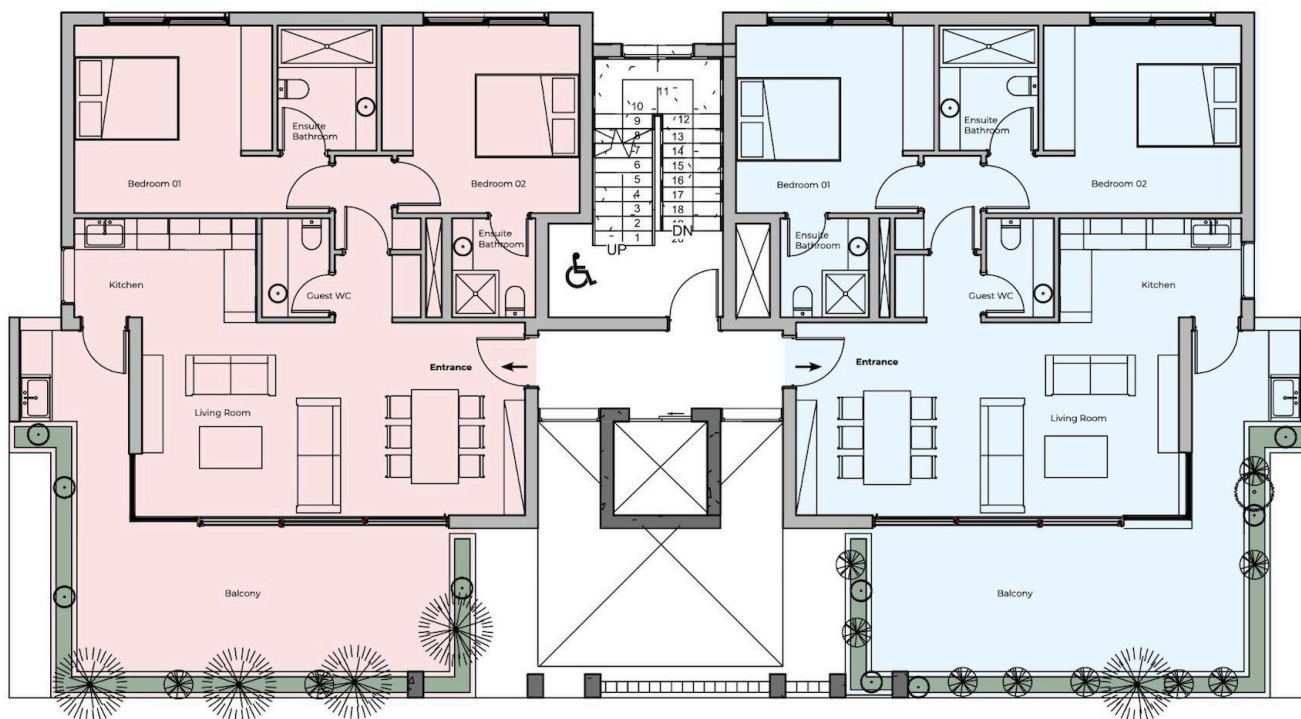
Short distance to all amenities of vibrant enticing city, stunning coastline and thriving business hub. Easy access to highway via Germasogeia roundabout. Close to Blue Flag Beach Royal Apollonia, Olympic Swimming Pool Restaurants, Atlantica Marimare Hotel Public Beach, Water Sports Skate Park, Hyper Market Blue Flag Beach.

### SPECIFICATIONS GENERAL

- Concrete Building structure frame – Type C30/37
- Thermal bricks: external 25cm, internal 10cm
- Insulation and waterproofing –Thermal insulation, according to the legal requirements. (A study has been issued from the Mechanical Engineer, which is included to the building permit of the project).
- Living Dining Room - Internal areas with high quality EU – made ceramic tiles
- Bedroom – EU-made ceramic tile
- Common area & staircase – Flooring based on Architect's choice



# Floor plans



**APARTMENTS**  
101 - 201 - 301

**88.5m<sup>2</sup>**  
Interior

**25m<sup>2</sup>**  
Veranda

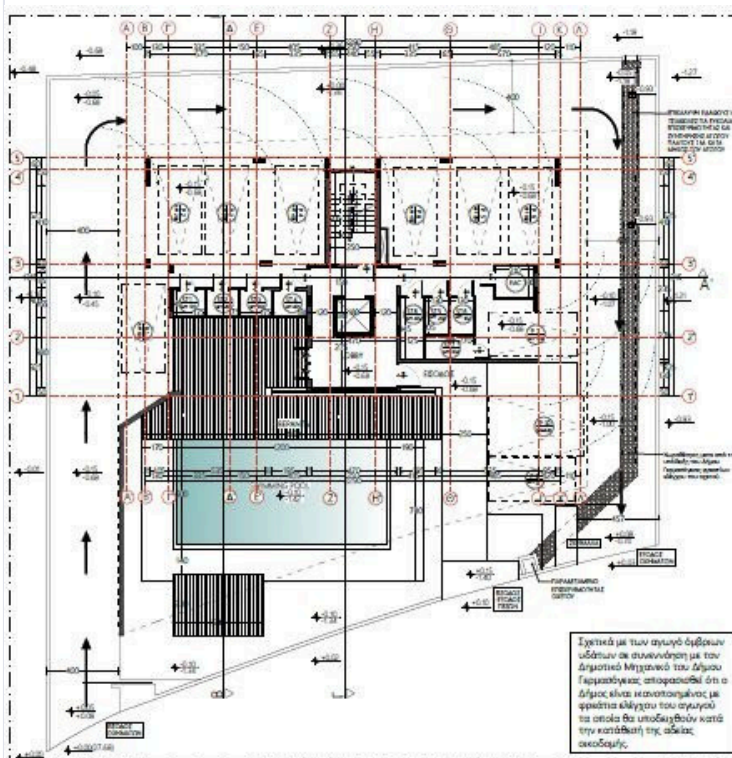
**2**  
Beds

**APARTMENTS**  
102 - 202 - 302

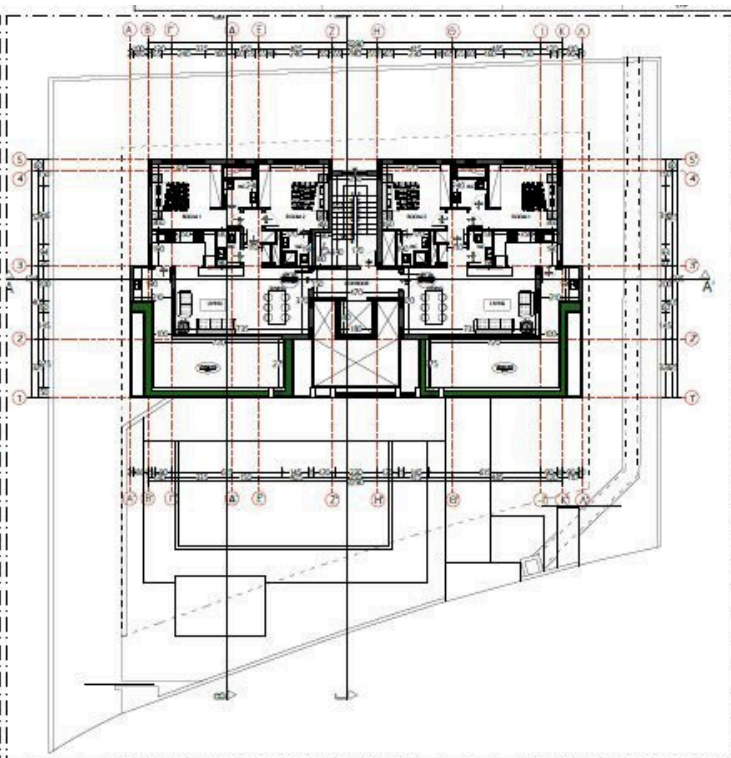
**88.5m<sup>2</sup>**  
Interior

**25m<sup>2</sup>**  
Veranda

**2**  
Beds



ΚΑΤΟΠΗ ΣΟΦΕΙΟΥ - 1:200



ΚΑΤΟΠΗ Α' ΟΡΟΦΟΥ - 1:200



# Additional information

## Facilities

Aircondition, Provision

Heating, Central, independent

Solar photovoltaic panels

Elevator

Parking, Covered

Solar water heater

Gated complex

Pool, Communal

Storage

## Features

Alarm system

CCTV

Connected to electric mains

En suite bathroom

Entrance gate

Guest WC

Near bus route

Thermal insulation

Walking distance to beach

Balcony, front

Central TV system

Double glazing

En suite shower

Fire detector

Municipal water/sewage

Shower

Tile flooring

Bath

Ceramic tiles

Elevated

Energy efficient doors/windows

Granite countertops

Near amenities

Shutters, electric (provision)

Veranda

## Distances

Amenities

 500 m

Airport

 65 km

Sea

 800 m

Public transport

 1 km

Schools

 5.5 km


Resort

 1.3 km

## Contact us



**Eleni Skalkou**

 (+357) 94599684

 eleniskalkou@gmail.com

