



#12328

Luxury 2-Bedroom Apartment in Germasogeia Limassol (12328)

📍 Germasogeia Tourist Area, Limassol

€689,990 +VAT





Overview

Specifications

Bedrooms

 2


Bathrooms

 1

Covered

 88.5 m²

Type	Apartment
Showers	1
Toilets	3
Plot	1057 m²
Status	Under construction

Year of construction	2025
Furnished	Fully furnished
Structure	Concrete
Facade	Concrete
Energy efficiency rating	 A+

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

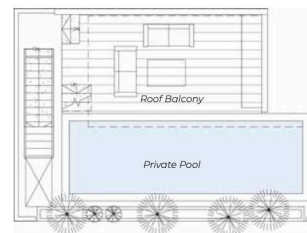
GENERAL

- 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



Floor plans

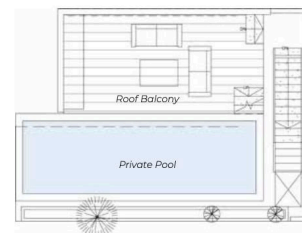
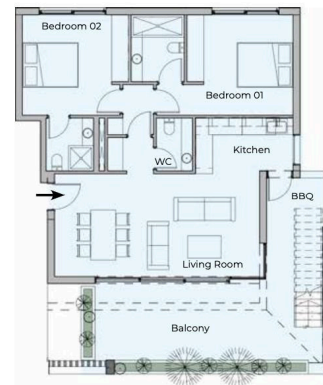
**APARTMENT
401**



88.5m²
Interior
2
Beds

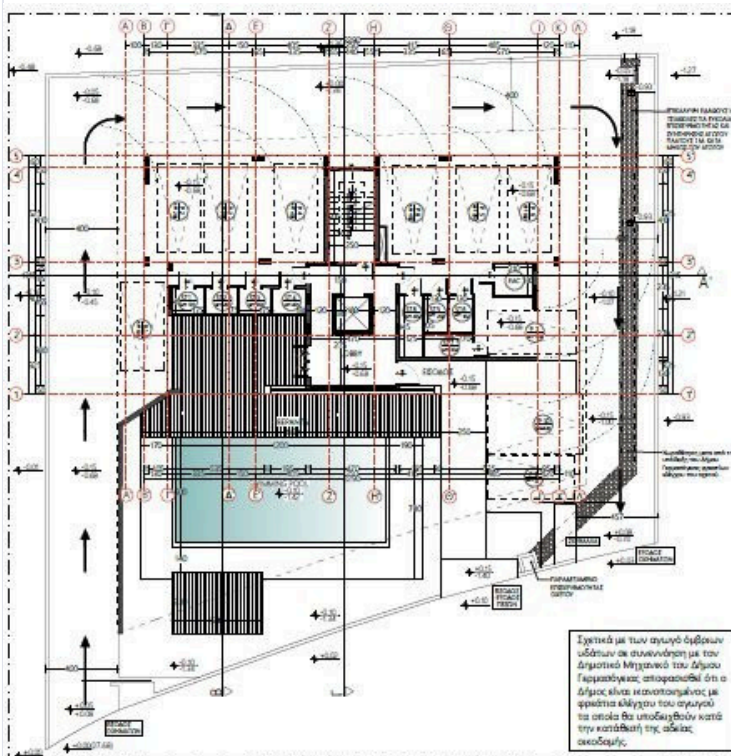
24m²
Veranda
55m²
Roof Terrace

**APARTMENT
402**

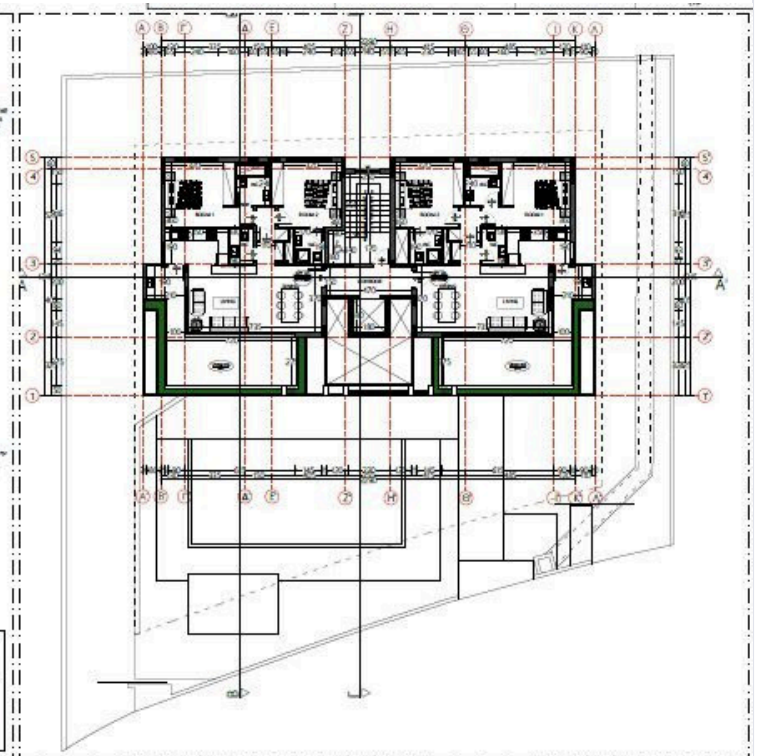


24m²
Veranda
55m²
Roof Terrace

88.5m²
Interior
2
Beds



KATOPIH ΣΟΦΕΙΟΥ - 1:200



KATOPIH Α' ΟΡΟΦΟΥ - 1:200



Additional information

Facilities

Aircondition, Provision

Heating, Central, independent

Solar photovoltaic panels

Elevator

Parking, Garage

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

 2 km

Airport

 65 km

Sea

 800 m

Public transport

 1 km

Schools

 5.5 km


Resort

 1.3 km

Contact us



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