



#12527

Modern One Bedroom Apartment in Germasogeia (12527)

📍 Germasogeia, Limassol





€275,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 1		 1		 38.7 m ²	
Type		Apartment			
Toilets		1			
Status		Under construction			
Year of construction		2026			
Furnished		Unfurnished			
Structure		Concrete			
Facade		Concrete			
Energy efficiency rating		 A			

Description

Modern One Bedroom Apartment in Germasogeia (12527)

An ideal blend of smart design and urban convenience, this modern one-bedroom apartment is currently under construction in a well-connected residential complex. Located on the first floor of a stylish three-story building with elevator access, the property offers 38.7 m² of well-planned internal space, perfectly suited for individuals or couples.

Inside, you'll find a spacious bedroom, a sleek bathroom, and a bright open-plan layout designed for comfortable everyday living. With an Energy Efficiency rating of Class A, this home ensures lower utility costs and a more sustainable lifestyle. Delivered unfurnished, the apartment offers the flexibility to personalize your space exactly to your taste.

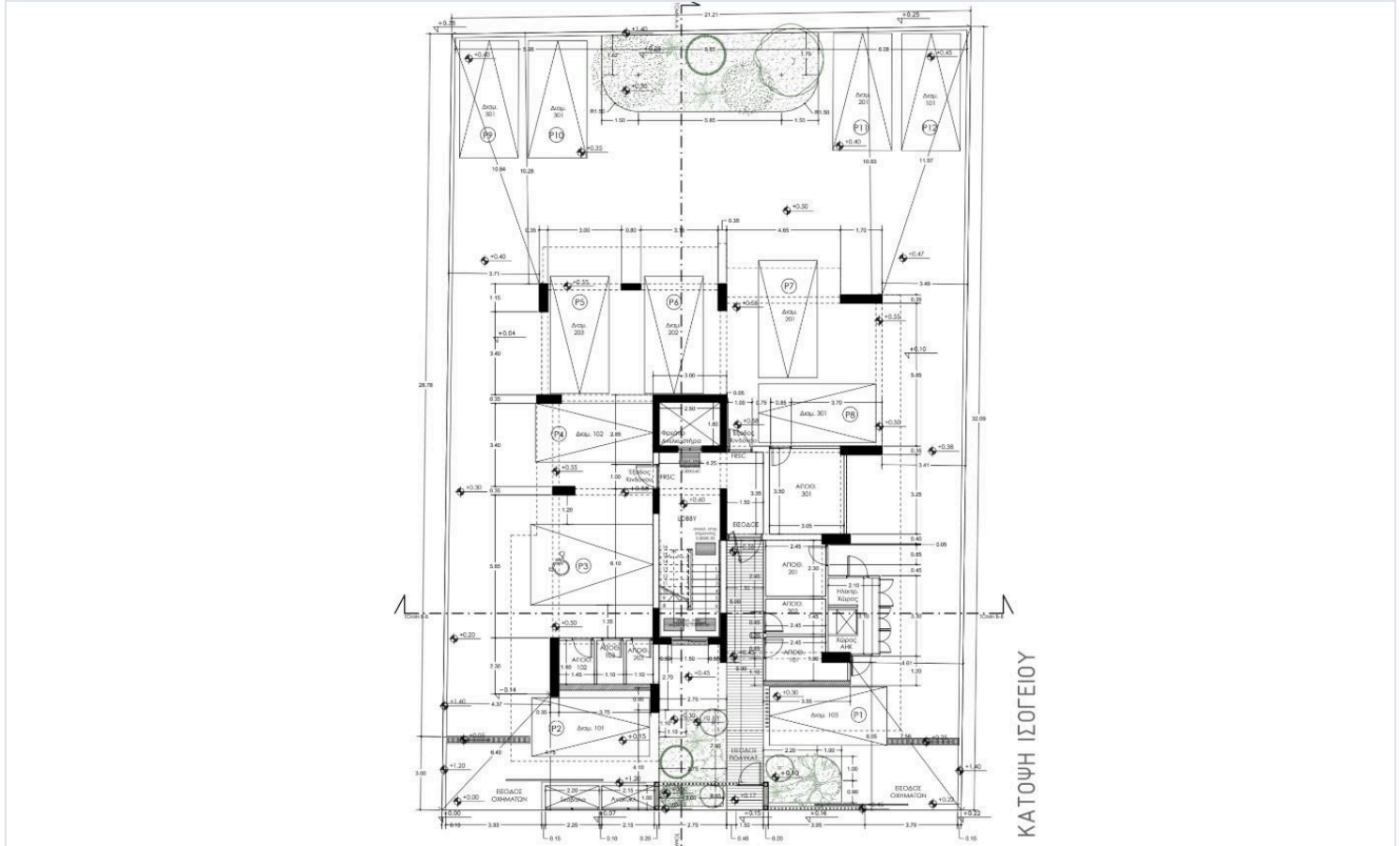
The residence is part of a secure gated complex, offering privacy and peace of mind. Estimated completion is in 2026, with high construction standards and quality finishes throughout.

With easy access to the highway and proximity to shops, cafes, and daily essentials, this is a fantastic opportunity for first-time buyers, young professionals, or investors seeking a modern home in a well-located community.

Exclusively listed by Lextrus Real Estate – contact us today to learn more or schedule a viewing.



The architectural floor plan depicts a multi-unit residential building. The layout includes several individual units, each with a bedroom (Υπ.δουμάρι), a bathroom (Καθ. Βαλκόνι), a kitchen/dining area (Κουζίνα/τραπέζα), and a living area (Σαλόνι). A central staircase provides access to the upper floors. The plan is annotated with numerous dimensions, including room sizes (e.g., 3.00m x 3.00m) and overall building dimensions (e.g., 3.84m, 2.74m). Labels in Greek identify specific rooms and areas, such as 'Αρχιτ. Προβού' (Architectural Projection) and 'Αρχιτ. Προβού' (Architectural Projection). The plan also shows a large common area at the bottom, possibly a lobby or entrance hall, with dimensions like 3.46m and 2.00m.



Additional information

Facilities

Aircondition, Provision

Parking, Covered

Elevator

Solar photovoltaic panels
(provision)

Gated complex

Storage

Features

24-hour security

CCTV (provision)

Easy access to main roads

Investment opportunity

Near bus route

Satellite TV

Balcony

Double glazing

Entrance gate

Modern design

Parquet flooring

Smart home automation
(provision)

Bath

Easy access to highway

Fire detector

Near amenities

Pressurized water system

Walking distance to beach

Distances

Amenities

 100 m

Airport

 60 km

Public transport

 100 m

Schools

 1 km


Resort

 100 m

Contact us



George Sergiou

 (+357) 94055813

 info@lextrusrealestate.com

