



#12532

# Modern One Bedroom studio Apartment in Germasogeia (12532)

📍 Germasogeia, Limassol

€287,000 +VAT







# Overview

## Specifications

Bedrooms



1

Bathrooms




1

Covered



38.7 m<sup>2</sup>

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 studio Apartment in Germasogeia (12532)

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 m<sup>2</sup> 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.

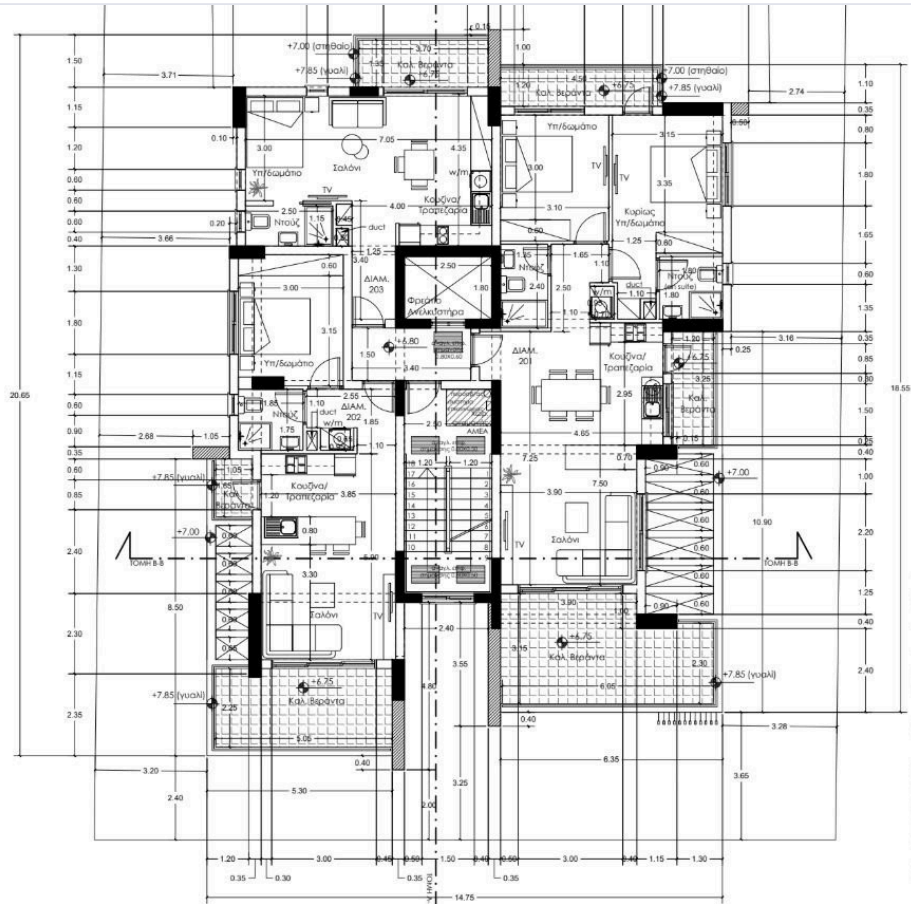
With easy access to the highway and proximity to shops, cafes, and daily essentials, this is a fantastic opportunity for first-time buyers, young professionals, or investors seeking a modern home in a well-located community.

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

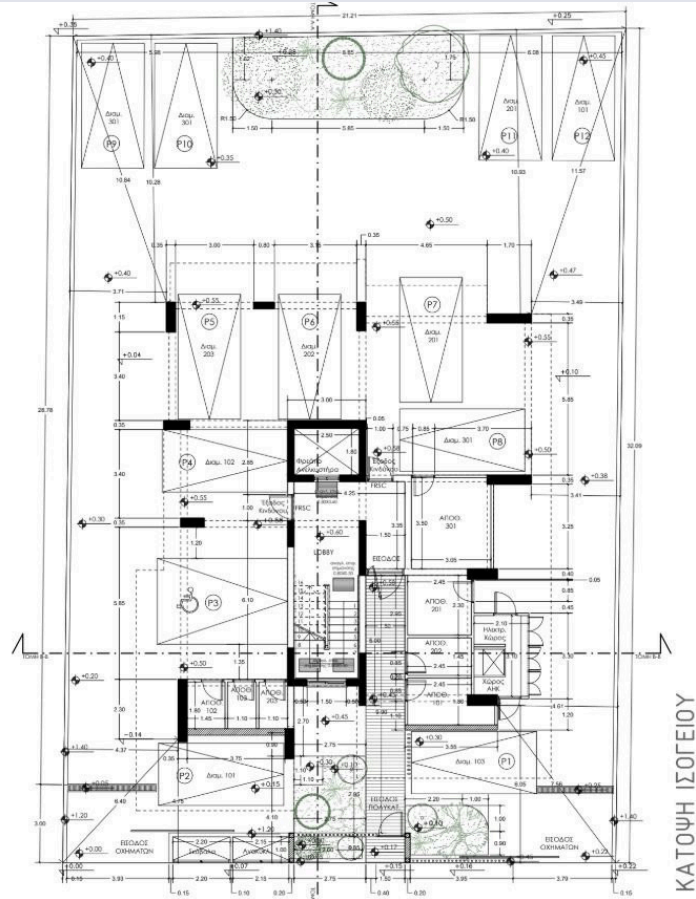




# Floor plans



ΚΑΤΩΦΗ Β' ΟΡΟΦΟΥ



ΚΑΤΩΦΗ ΙΣΟΓΕΙΟΥ



# Additional information

## Facilities

Aircondition, Provision

Parking, Uncovered

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



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