



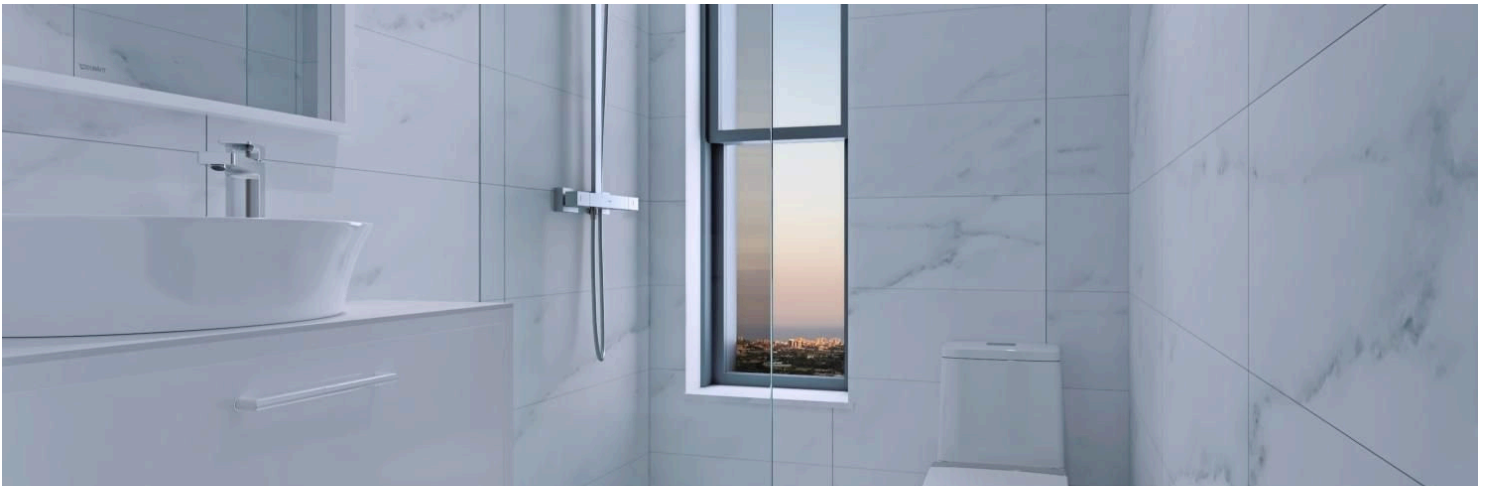
#12718

# "Exclusive 2-Bedroom Apartment in the Heart of Germasogeia, Limassol" (12718)

📍 Germasogeia, Limassol





€460,000 +VAT





# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 84 m <sup>2</sup>	
Type	Apartment				
Toilets	2				
Status	Under construction				
Year of construction	2026				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

"Exclusive 2-Bedroom Apartment in the Heart of Germasogeia, Limassol" (12718)

Discover the epitome of modern living in this stunning 2-bedroom apartment located in Germasogeia, Limassol. Situated within a stylish three-storey residential development, this property offers both comfort and convenience, perfect for those seeking a contemporary lifestyle in a vibrant neighborhood. With breathtaking city and sea views, this apartment provides a serene living experience while being close to all essential amenities.

### Property Features:

- Covered Area: 84 sq.m. + 17 sq.m. covered veranda
- 2 Bedrooms & 2 Bathrooms: Spacious, modern, and thoughtfully designed for comfort
- Open Plan Living Area: A combined kitchen and dining area, perfect for modern living
- Optional Furnished: Customize your home with an optional fully loaded package (€25,000)
- Energy Efficiency: Rated A for eco-friendly living
- Aluminium Frames & Double Glazing: Ensuring thermal insulation and quiet living
- Parking & Storage: 1 covered parking space and additional storage room
- Modern Amenities: Provision for air conditioning, heating, solar water heater, photovoltaic panels, and underfloor heating (optional €20,000)

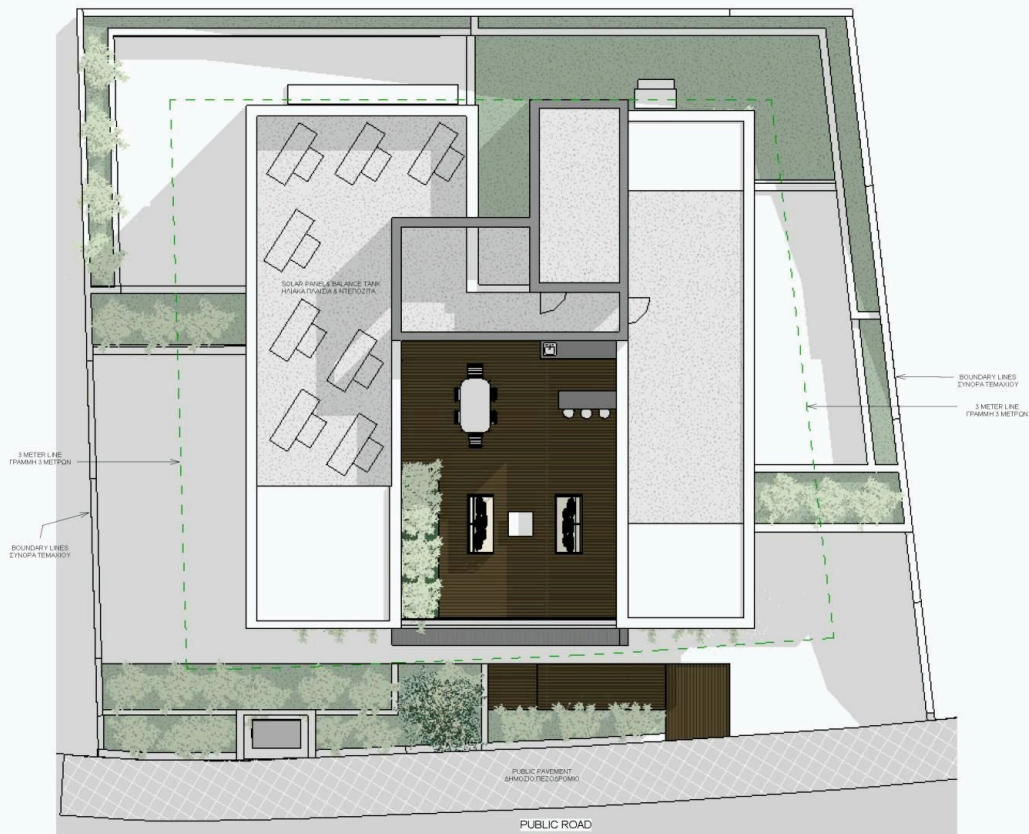
### Optional Features:

Fully Loaded Package (2-bedroom): €25,000





# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Landscaped garden

Solar water heater

Elevator

Parking, Covered

Storage

Heating, Provision

Solar photovoltaic panels (provision)

## Features

City view

Double glazing

Entrance gate

Investment opportunity

Pressurized water system

Veranda

Combined kitchen and dining area

Easy access to highway

Entrance gate, automated

Modern design

Shower

Connected to electric mains

Easy access to main roads

Granite countertops

Open plan

Thermal insulation

## Distances

Amenities



1.4 km

Airport



63 km

Sea



4.5 km

Public transport



800 m

Schools



4 km

Resort



4 km

## Contact us



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