

#13876

# Modern 2-Bedroom Apartment in Sustainable Luxury Development – Germasogeia, Limassol (13876)

• Germasogeia, Limassol

€505,000 +VAT























## **Overview**

### **Specifications**

Bedrooms Bathrooms Covered

2 2 2 1 77 m

Type Apartment
Toilets 2
Status Under construction
Year of construction 2026
Furnished Unfurnished

Structure Concrete
Facade Concrete
Communal charge frequency Monthly
Energy efficiency rating

### **Description**

Modern 2-Bedroom Apartment in Sustainable Luxury Development – Germasogeia, Limassol

Price: €505,000 +VAT

Status: Under Construction – Move-in Ready: December , 2026

Covered Area: 77 m<sup>2</sup> | Covered Veranda: 43 m<sup>2</sup> | Uncovered Veranda: 32 m<sup>2</sup>

Energy Efficiency Rating: A

Welcome to your future home in one of Limassol's most exciting new developments, located in the peaceful and green Germasogeia River area — just 7 minutes from the beach and 8 minutes from a private school. With direct access to the highway, convenience and connectivity are built right in.

This brand-new 2-bedroom apartment, situated on the 1st floor of a 4-story residential building, offers an ideal blend of comfort, sustainability, and contemporary design. The  $43 \text{ m}^2$  covered veranda and  $32 \text{ m}^2$  uncovered veranda provide ample space for outdoor living, relaxation, and entertaining.

**Development Highlights:** 

Total of 23 units in a boutique residential complex

16 apartments available for sale

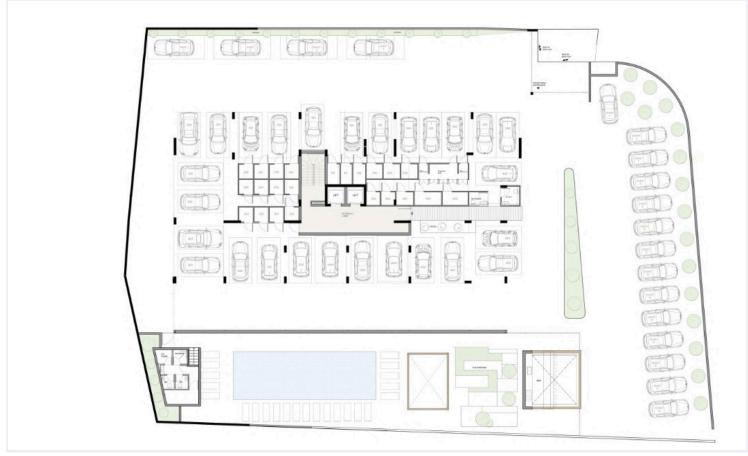
Includes 2 luxurious penthouses





# Floor plans









# **Additional information**

#### **Facilities**

Aircondition, Provision Childrens playground Elevator

Gated complex Heating, Provision Landscaped garden

Parking, Covered Pool, Communal Solar photovoltaic panels (provision)

Solar water heater Storage

#### **Features**

Bright CCTV (provision) City view

Double glazing Easy access to highway Easy access to main roads

Energy efficient doors/windows Entrance gate, automated Granite countertops

Investment opportunity Open plan Pipe-in-pipe plumbing system

Pressurized water system Quiet area Rental potential

Shower Smart home automation Sound insulation

(provision)

Thermal insulation Veranda

### **Distances**

Amenities Airport Sea

#### Contact us



stephaniaspyridou@gmail.com





4 km