



#13885

# Modern 2-Bedroom Apartment in Sustainable Luxury Development – Germasogeia, Limassol (13885)

📍 Germasogeia, Limassol





€494,000 +VAT





# Overview

## Specifications

Bedrooms	Bathrooms	Covered	
 2	 2	 80 m <sup>2</sup>	
Type	Apartment	Structure	Concrete
Toilets	2	Facade	Concrete
Status	Under construction	Communal charge frequency	Monthly
Year of construction	2026	Energy efficiency rating	 A
Furnished	Unfurnished		

## Description

Modern 2-Bedroom Apartment in Sustainable Luxury Development – Germasogeia, Limassol  
Price: €494,000 +VAT  
Status: Under Construction – Move-in Ready: December 1, 2026  
Covered Area: 80 m<sup>2</sup> | Covered Veranda: 34 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 top floor of a 4-story residential building, offers an ideal blend of comfort, sustainability, and contemporary design.

### Development Highlights:

Total of 23 units in a boutique residential complex

16 apartments available for sale

Includes 2 luxurious penthouses

Access to a communal swimming pool



# Floor plans



# Additional information

## Facilities

Aircondition, Provision

Gated complex

Parking, Covered

Solar water heater

Childrens playground

Heating, Provision

Pool, Communal

Storage

Elevator

Landscaped garden

Solar photovoltaic panels (provision)

## Features

Bright

Double glazing

Energy efficient doors/windows

Investment opportunity

Pressurized water system

Shower

Thermal insulation

CCTV (provision)

Easy access to highway

Entrance gate, automated

Open plan

Quiet area

Smart home automation  
(provision)

Veranda

City view

Easy access to main roads

Granite countertops

Pipe-in-pipe plumbing system

Rental potential

Sound insulation

## Distances

Amenities



500 m

Airport



50 km

Sea



4 km

## Contact us



**Stefania Spyridou**

☎ (+357) 99810880

✉ [stephaniaspyridou@gmail.com](mailto:stephaniaspyridou@gmail.com)

