

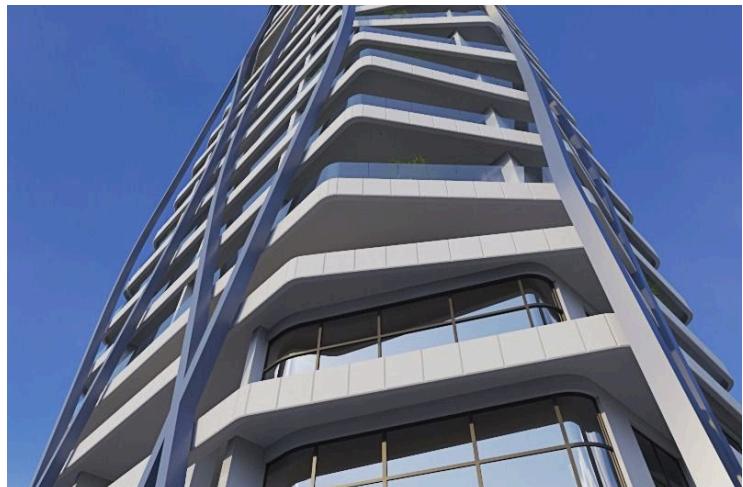
#14400

# 2 BEDROOM APARTMENT IN GERMASOGEIA, LIMASSOL (14400)

📍 Germasogeia Tourist Area, Limassol

€3,035,148 +VAT





# Overview

## Specifications

|                 |  |           |   |   |  |
|-----------------|--|-----------|---|---|--|
| Bedrooms        |  2 | Bathrooms |  2 | Covered   |  123.5 m <sup>2</sup> |
| Type            | <b>Apartment</b>   |           | Year of construction  | <b>2027</b>   |  |
| Toilets         | <b>2</b>   |           | Furnished   | <b>Unfurnished</b>  |  |
| Covered veranda | <b>50.5 m<sup>2</sup></b>  |           | Structure   | <b>Concrete</b>   |  |
| Garden          | <b>33.3 m<sup>2</sup></b>  |           | Facade  | <b>Concrete</b>   |  |
| Status          | <b>Under construction</b>  |           | Energy efficiency rating  |  <b>A+</b> |  |

## Description

Covered Internal Area: 123.5 m<sup>2</sup>

Covered Veranda: 50.5 m<sup>2</sup>

Delivery Date: March 2027

### Property Features

2 spacious bedrooms and 2 stylish bathrooms

Open-plan living and dining area with floor-to-ceiling windows

Large covered veranda offering beautiful outdoor space with sea views

Underfloor heating for year-round comfort

High energy efficiency (Class A+)

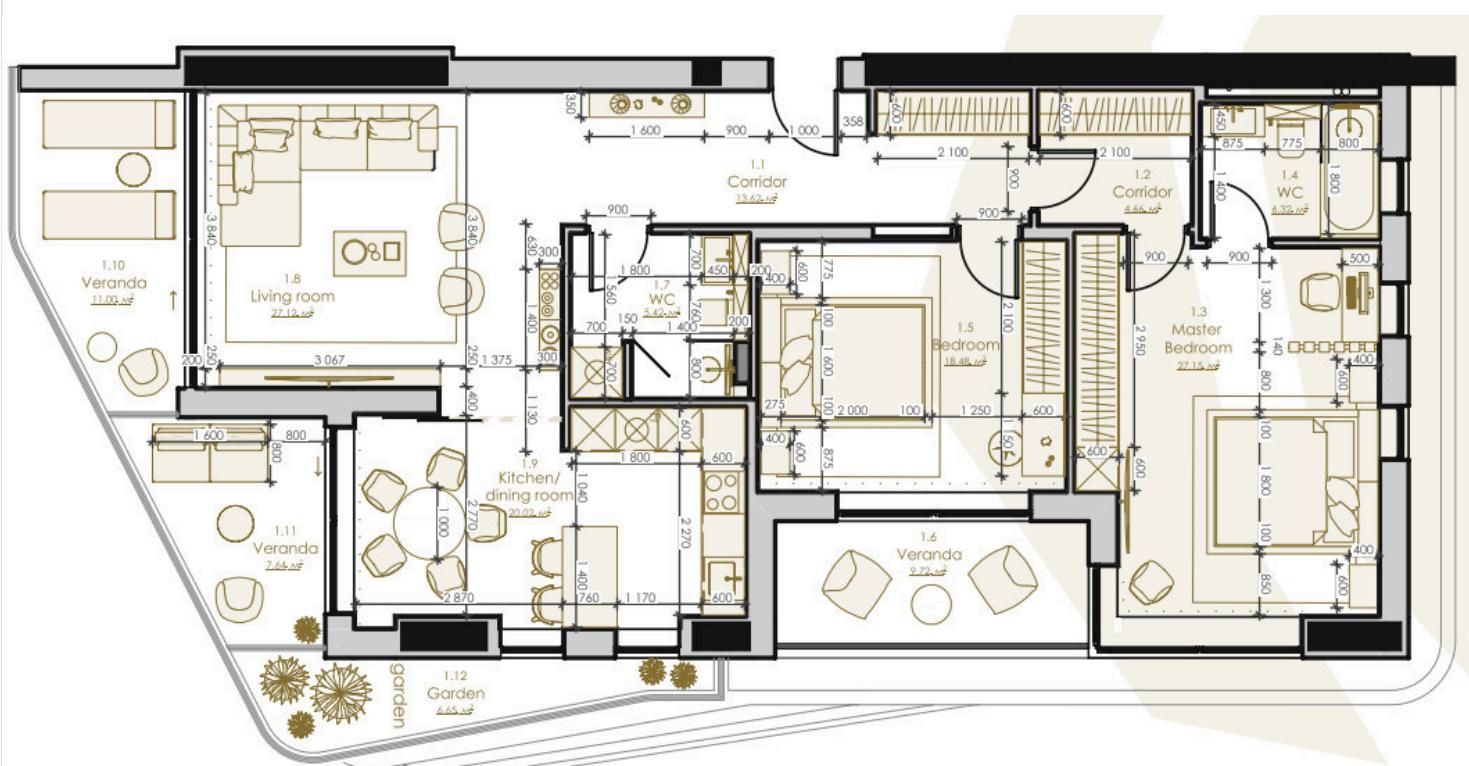
Offered unfurnished — a blank canvas to personalize your home

### Complex Amenities

Secure, modern seventeen-story residential building



# Floor plans



# Additional information

## Facilities

|                         |                  |                     |
|-------------------------|------------------|---------------------|
| Aircondition, Provision | Gym              | Heating, Underfloor |
| Indoor pool, Communal   | Parking, Covered | Pool, Communal      |
| Solar water heater      | Spa              |                     |

## Features

|                                |                                  |                        |
|--------------------------------|----------------------------------|------------------------|
| 24-hour security               | Balcony                          | Bath                   |
| Bright                         | CCTV                             | CCTV (provision)       |
| Connected to electric mains    | Double glazing                   | Easy access to highway |
| Easy access to main roads      | Electric car charger (provision) | En suite bathroom      |
| Energy efficient doors/windows | Garden                           | Guest WC               |
| Handicap accessible            | High ceilings                    | Investment opportunity |
| Lobby                          | Luxury specifications            | Modern design          |
| Near amenities                 | Near bus route                   | Parquet flooring       |
| Quiet area                     | Rental potential                 | Sea view               |
| Sound insulation               | Spacious rooms                   | Thermal insulation     |
| Veranda                        | Walking distance to beach        |                        |

## Distances

|  |   |   |
|--|---|---|
| Amenities  | Airport   | Sea   |
|  150 m |  50 km |  200 m |
| Public transport   | Schools   | Resort  |
|  70 m  |  700 m |  500 m |

## Contact us



**George Sergiou**

 (+357) 94055813

 info@lextrusrealestate.com

