



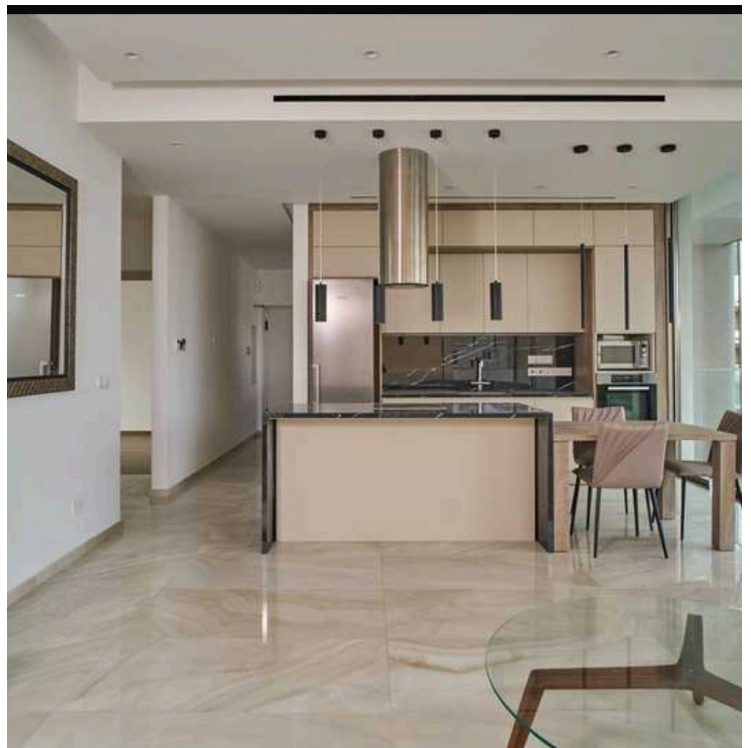
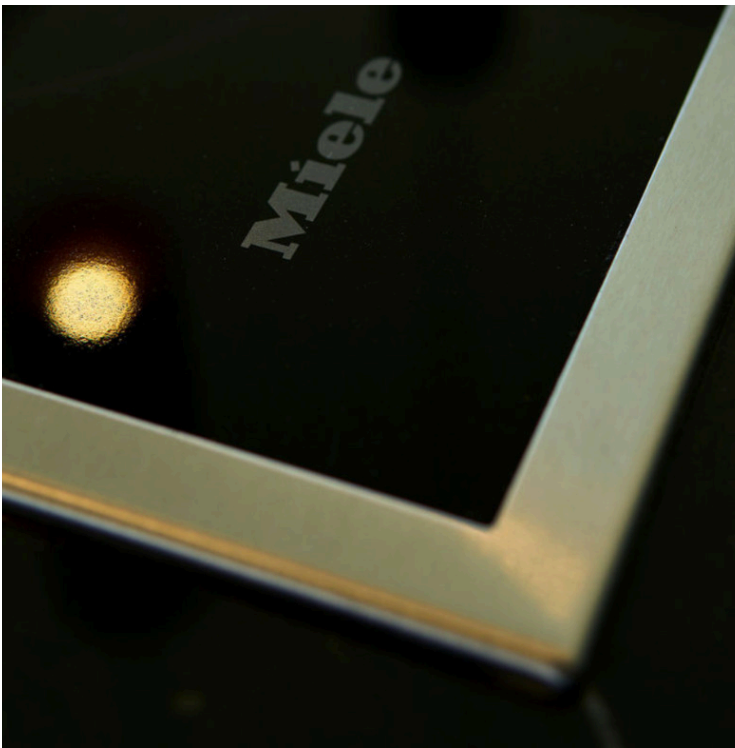
#14691

High- end 2 Bedroom Apartment with Sea view and Saltwater Roof Pool access

📍 Germasogeia Tourist Area, Limassol

€900,000 +VAT





Overview

Specifications

Bedrooms

 2


Bathrooms

 2

Covered

 97 m²

Type	Apartment
Toilets	2
Covered veranda	52.32 m²
Garden	23.54 m²
Status	Key ready

Year of construction	2024
Furnished	Fully furnished
Communal charge	€120
Communal charge frequency	Monthly
Energy efficiency rating	 A

Description

Modern, Exclusive 2 Bedroom Apartment for sale within a walking distance to a sea and access to a saltwater pool and lounge area .

BUILDING specifications – MAIN STRUCTURE / GENERAL BUILDING CHARACTERISTICS

- Issued with an Energy Performance Certificate (Class A).
- Installed Photovoltaic system that reduces the building's energy consumption.
- Reinforced concrete frame designed in accordance with the European Codes for Earthquake Resistance.
- Compliance with the current Building and Fire Regulations.

?

WALLS & INSULATION

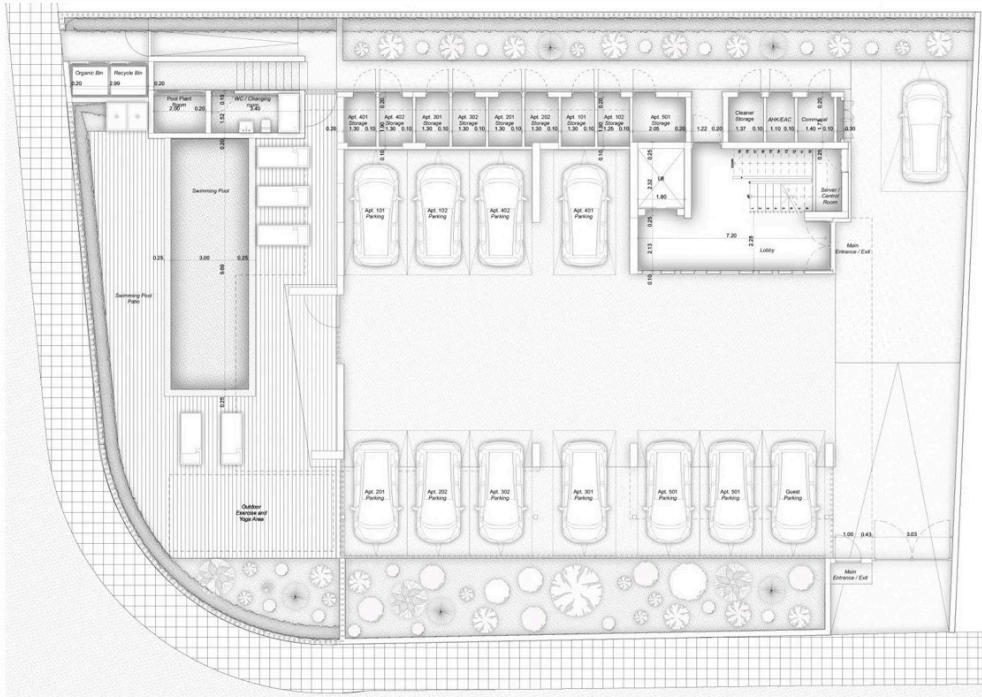
- The internal and external walls are constructed using thermally insulated blocks (YTONG).
- 50–100mm Rockwool high performance thermal insulation covers all the external surfaces of columns, beams and walls. The insulation layer is treated with either a graffiato finish or a cement-based plaster and water-repellent varnish.
- A composite cladding system is applied on sections of the building façade.
- All interior walls are coated with gypsum plaster, a fine finishing plaster and eco paint.
- The veranda ceilings are brought to a smooth finish with fine finishing plaster and eco paint.
- All internal spaces have suspended ceilings that conceal the mechanical installations.

?

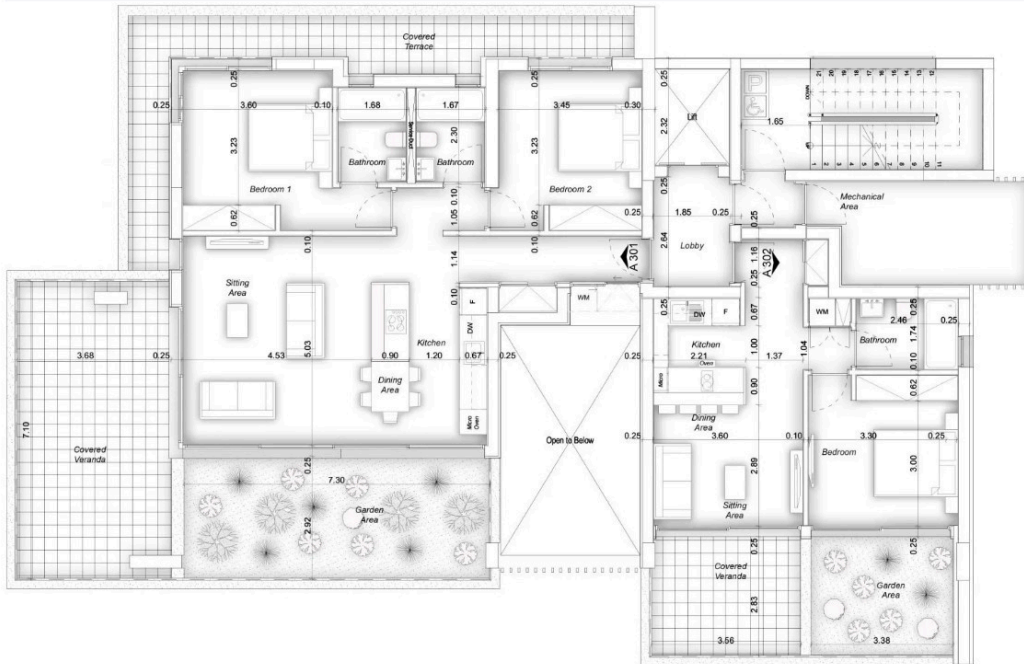


Floor plans

Ground Floor



Third Floor



Additional information

Facilities

Aircondition, Central system	Elevator	Gated complex
Heating, Underfloor	Indoor pool, Communal, salt water	Outdoor shower
Parking, Covered	Pool, Communal, salt water	Solar photovoltaic panels
Solar water heater	Storage	

Features

Alarm system	Balcony	Bathroom underfloor heating
Bright	CCTV	Ceramic tiles
Combined kitchen and dining area	Courtyard	Door screen
Double glazing	Easy access to highway	Easy access to main roads
Electric car charger (provision)	Elevated	En suite bathroom
En suite shower	Energy efficient doors/windows	Entrance gate, automated
Entrance hall	Fire detector	Fitted wardrobes
Floor-to-ceiling windows	Garden	Granite flooring
Guest WC	High ceilings	Internal stairs
Internet	Kitchen appliances	Kitchen island
Luxury specifications	Marble flooring	Modern design
Municipal water/sewage	Near amenities	Near bus route
Next to green area	Open plan	Panoramic view
Quiet area	Rental potential	



Distances

Amenities

 200 m

Airport

 58 km

Sea

 200 m


Public transport

 200 m

Contact us



Elena Sokil

 (+357) 95759512

 lenasokil0@gmail.com

