

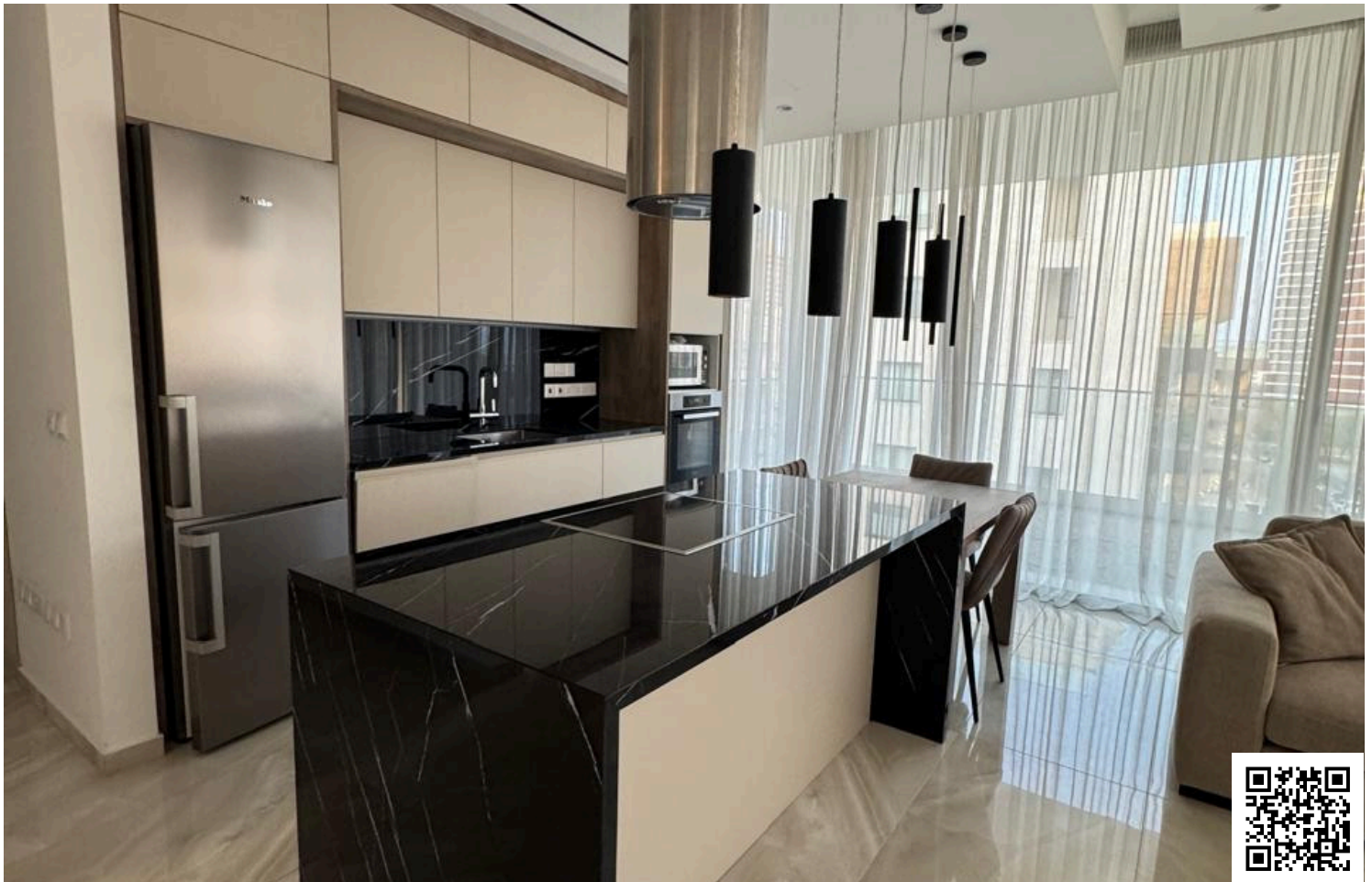


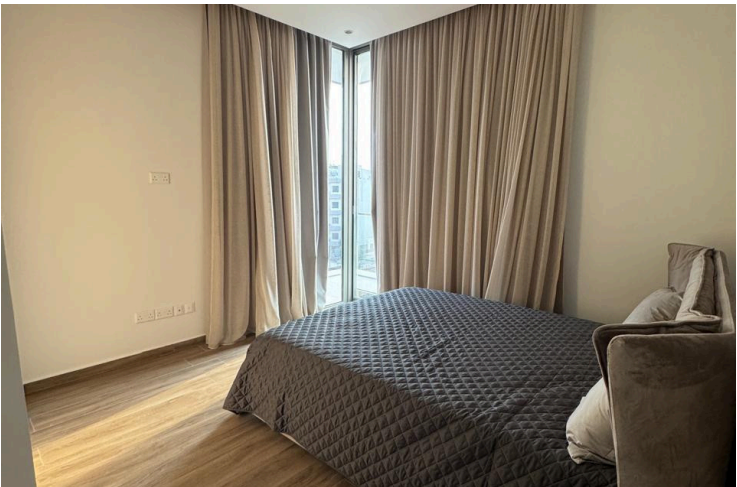
#14698

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

📍 Germasogeia Tourist Area, Limassol





€900,000 +VAT





Overview

Specifications

Bedrooms		Bathrooms		Covered	
 2		 2		 97 m ²	
Type		Apartment			
Toilets		2			
Covered veranda		52.32 m ²			
Garden		33.33 m ²			
Year of construction		2024			
Furnished		Fully furnished			
Energy efficiency rating		 A+			

Description

Elegant , Exclusive 2 Bedroom Apartment in Germasogeya Tourist Area for Sale

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.

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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 graffiatto 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.

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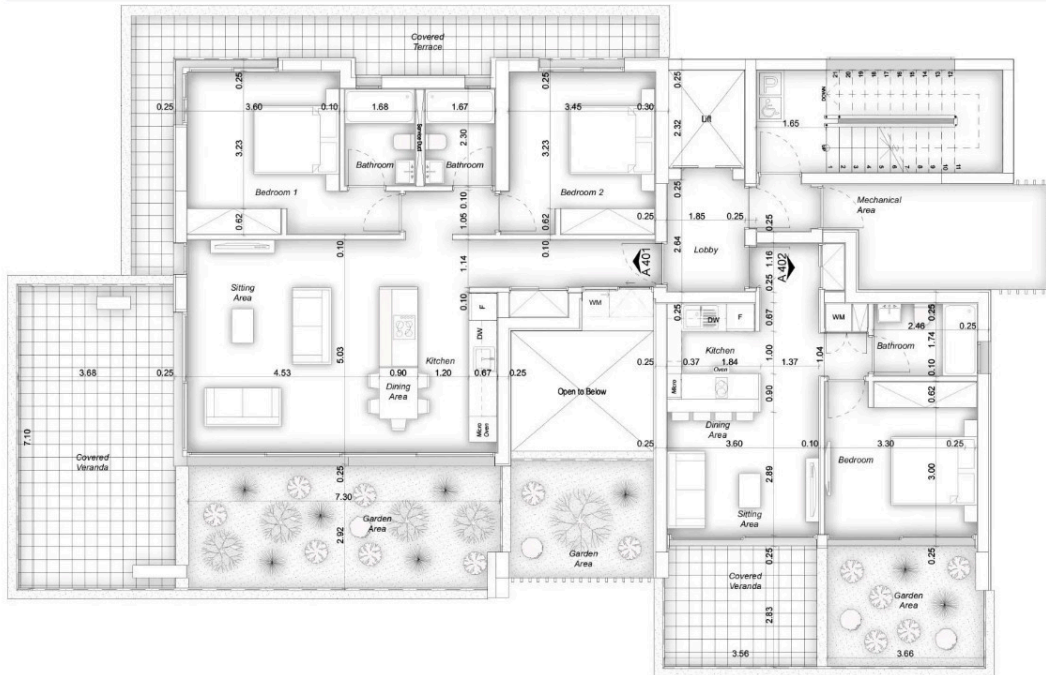
WOODWORK

- Kitchens designed and manufactured in Italy by GF Ortolani (Italy).

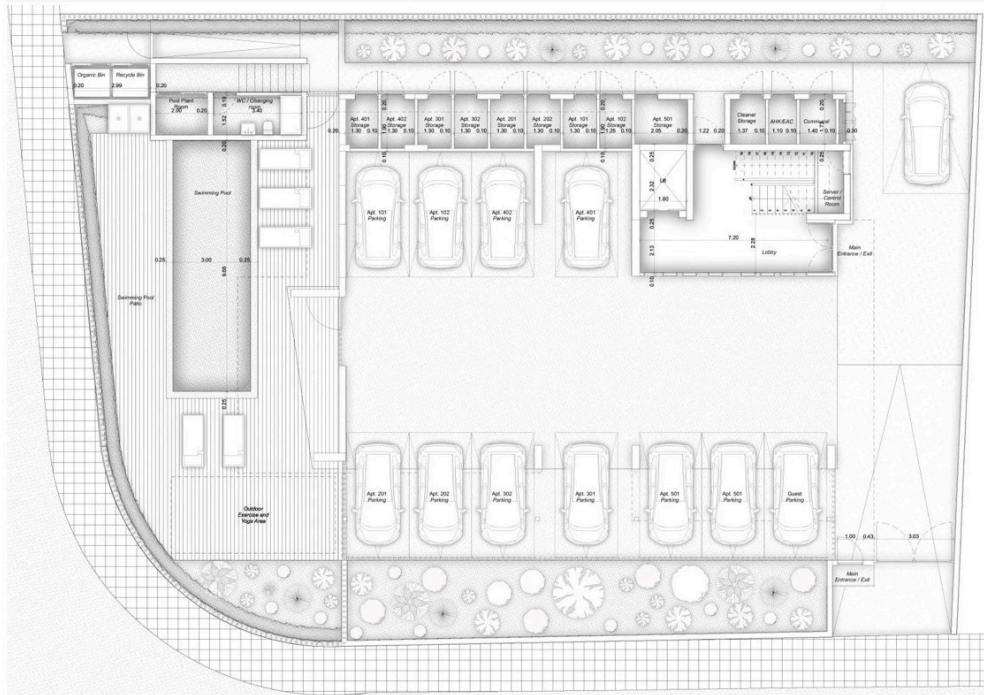


Floor plans

Fourth Floor



Ground 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	Bath
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	Entrance gate, automated	Entrance hall
Fire detector	Fitted wardrobes	Floor-to-ceiling windows
Garden	Guest WC	High ceilings
Internal stairs	Internet	Kitchen appliances
Kitchen island	Laundry room	Luxury specifications
Marble flooring	Modern design	Municipal water/sewage
Near amenities	Near bus route	Next to green area
Open plan	Panoramic view	Pool view
Quiet area	Rental potential	Roof garden
Sea view	Shower	Shutters, electric (provision)
Sound insulation	Spacious rooms	Tile flooring
Utility room	Ventilation system	Veranda
Walk-in closet	Walking distance to beach	



Distances

Amenities

 200 m

Airport

 57 km

Sea

 200 m


Public transport

 200 m

Contact us



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