

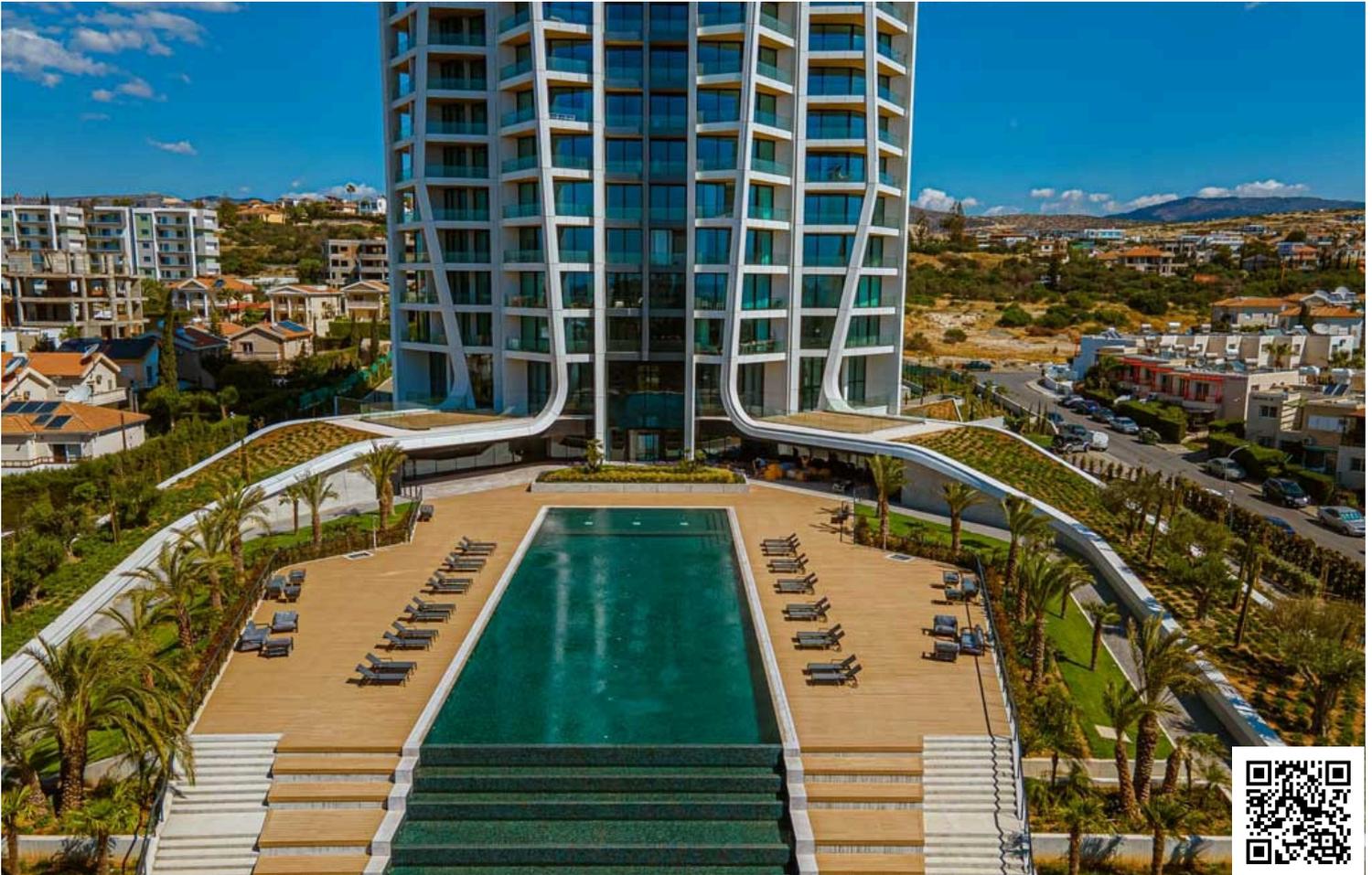


#17075

# Modern Two Bedroom Apartment in Vibrant Tourist Area

📍 Germasogeia Tourist Area, Limassol

€5,500 /month





# Overview

## Specifications

Bedrooms



2

Bathrooms



1

Covered

90.5 m<sup>2</sup>

Type	<b>Apartment</b>
Showers	<b>1</b>
Toilets	<b>2</b>
Covered veranda	<b>28.5 m<sup>2</sup></b>
Status	<b>Key ready</b>

Year of construction	<b>2022</b>
Furnished	<b>Fully furnished</b>
Communal charge	<b>€350</b>
Communal charge frequency	<b>Monthly</b>
Energy efficiency rating	<b>A+</b>

## Description

Available for rent is a modern, key-ready apartment located on the 6th floor of a prestigious 25-story gated complex in the popular Germasogeia Tourist Area. With a generous internal space of 90.5 m<sup>2</sup>, this fully furnished property offers two comfortable bedrooms and one stylish bathroom, perfect for a small family or professionals seeking a high standard of living.

The apartment is thoughtfully designed with an open-plan living area, central air conditioning, and underfloor heating for year-round comfort. Large windows provide breathtaking panoramic and sea views, bringing in natural light and opening up the space to the beautiful surroundings. Residents benefit from access to premium amenities, including a communal swimming pool and a well-equipped gym.

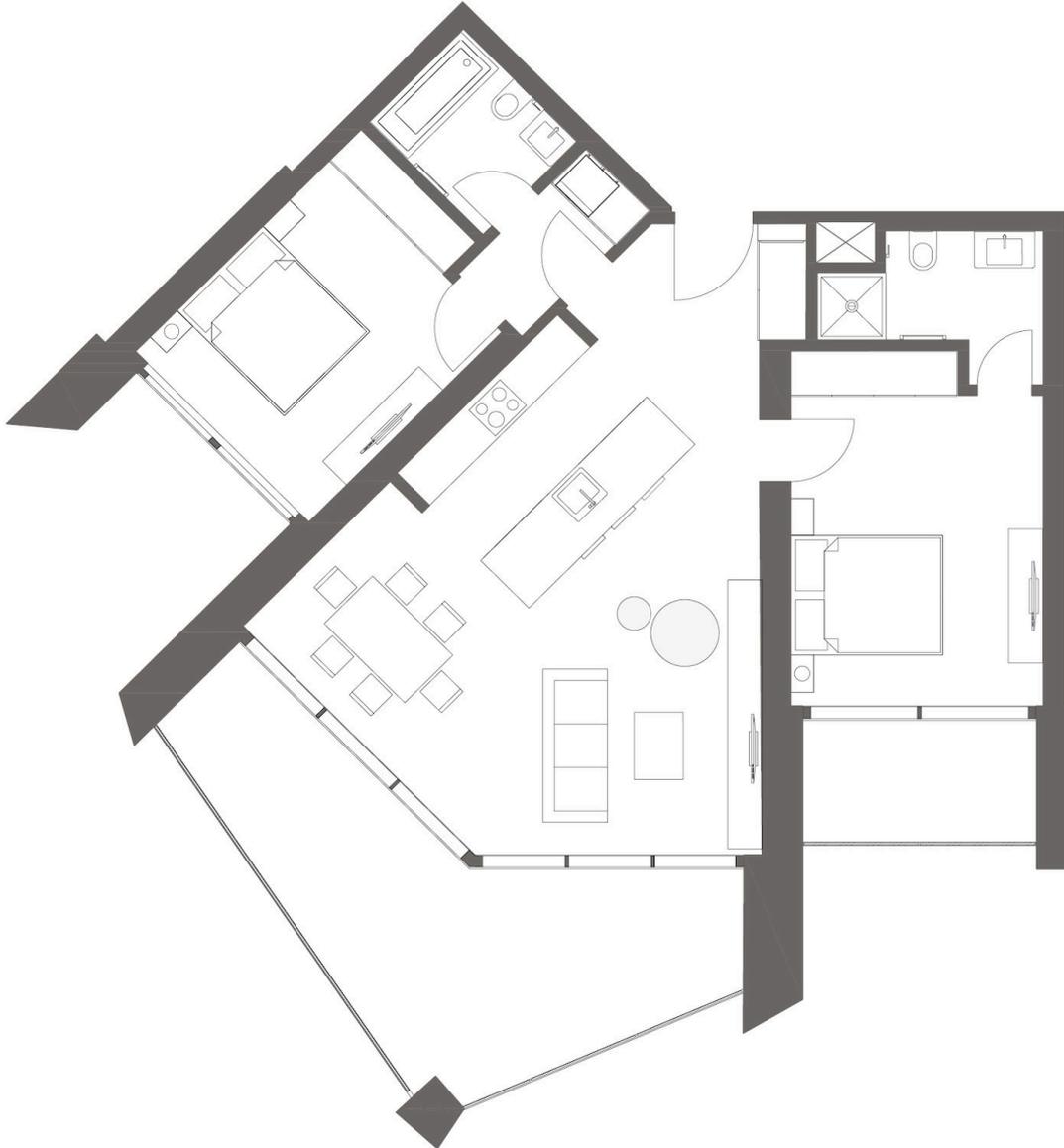
The basement offers additional storage and secure parking, while the building is easily accessible by elevator. The property also boasts energy efficiency rated A+, helping to reduce utility costs.

Germasogeia Tourist Area is renowned for its vibrant lifestyle, with a wide array of shops, cafes, restaurants, and entertainment venues all within easy reach. The location offers quick access to the highway, making it ideal for commuters.

This property is offered for rent exclusively by Lextrus Real Estate. Please get in touch to arrange a viewing.



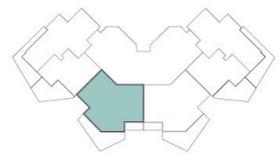
# Floor plans



## 2 BEDROOM APARTMENT

**INDOOR AREA** 91.40 - 92.00 sq m  
Covered veranda From 22.90 to 28.35 sq m

Living / Dining / Kitchen	8.40 m x 8.00 m
Master Bedroom	4.95 m x 3.40 m
En-Suite	1.50 m x 3.00 m
Bedroom 01	4.25 m x 3.25 m
Bathroom 01	1.80 m x 2.10 m



# Additional information

## Facilities

Aircondition, Central system	Childrens playground	Clubhouse
Elevator	Gated complex	Gym
Heating, Underfloor	Indoor pool, Communal, heated	Landscaped garden
Maid's room	Outdoor shower	Parking, Underground
Pool, Communal	Sauna	Solar photovoltaic panels
Solar water heater	Storage	Tennis court

## Features

24-hour security	Alarm system	Balcony
Bathroom underfloor heating	Bright	Ceramic tiles
Combined kitchen and dining area	Courtyard	Door screen
Double glazing	Easy access to highway	Easy access to main roads
Elevated	Energy efficient doors/windows	Entrance gate, automated
Entrance hall	Fire detector	Fitted wardrobes
Floor-to-ceiling windows	Garden, large	High ceilings
Kitchen appliances	Lobby	Modern design
Municipal water/sewage	Near amenities	Near bus route
Next to green area	Open plan	Panoramic view
Parquet flooring	Play room	Pool view
Quiet area	Roof garden	Sea view
Shower	Sound insulation	Tile flooring
Ventilation system	Veranda	Walking distance to beach



## Distances

Amenities

 50 m

Airport

 57 km

Sea

 200 m

Public transport

 100 m

Schools

 3 km

Resort

 6 km

## Contact us



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