



#18394

# Seafront Luxury Living – Exclusive Sea Front 2-Bedroom Apartment (18394)

📍 Germasogeia Tourist Area, Limassol

€2,083,000 +VAT





# Overview

## Specifications

Bedrooms



Bathrooms



Covered

109 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>3</b>
Covered veranda	<b>28 m<sup>2</sup></b>
Status	<b>Under construction</b>
Year of construction	<b>2026</b>

Furnished	<b>Optional furnished</b>
Structure	<b>Concrete</b>
Facade	<b>Concrete</b>
Energy efficiency rating	<b>A</b>

## Description

FOR SALE

Seafront Luxury Living – Exclusive Sea Front (centre-facing) 2-Bedroom Apartment

Price: €2,083,000+VAT

Experience the pinnacle of beachfront elegance with this stunning apartment, offering unparalleled sea views and direct access to Limassol's pristine coastline. Designed for those who seek exclusivity, sophistication, and comfort, this exceptional residence seamlessly blends modern aesthetics with the timeless allure of Mediterranean living.

Property Features:

Floor: 1st

Interior Space: 109 sq.m.

Covered Veranda: 28 sq.m.

Bedrooms: 2

Bathrooms: 2 en-suite

Guest WCs: 1

A Masterpiece of Design & Comfort

Crafted with meticulous attention to detail, this residence boasts expansive open-plan interiors, floor-to-ceiling windows, and premium finishes inspired by the natural beauty of the coast. The seamless indoor-outdoor flow allows for breathtaking sea views, while the private garden and spacious verandas offer the perfect setting for relaxation or



# Additional information

## Facilities

Aircondition, Central system

Elevator

Heating, Underfloor

Outdoor shower

Solar photovoltaic panels

Spa

Childrens playground

Gated complex

Indoor pool, Communal, heated

Parking, Covered

Solar photovoltaic panels  
(provision)

Storage

Clubhouse

Gym

Landscaped garden

Sauna

Solar water heater



## Features

24-hour security	Alarm system	Alarm system (provision)
Balcony	Barbeque	Bath
Bathroom underfloor heating	Bright	CCTV
CCTV (provision)	Central TV system	Central sound system
Ceramic tiles	Combined kitchen and dining area	Connected to electric mains
Double glazing	Easy access to highway	Easy access to main roads
Electric car charger	Electric car charger (provision)	En suite bathroom
En suite shower	Energy efficient doors/windows	Entrance gate
Entrance gate, automated	Entrance hall	Fire detector
Fireproof entrance doors	Fitted wardrobes	Granite countertops
Guest WC	High ceilings	Internet
Investment opportunity	Jacuzzi	Kitchen island
Lobby	Luxury specifications	Marble flooring
Modern design	Municipal water/sewage	Near amenities
Near bus route	Open plan	Panoramic view
Pipe-in-pipe plumbing system	Pressurized water system	Quiet area
Rental potential	Sea front	Sea view
Shower	Shutters, electric	Smart home automation
Smart home automation (provision)	Sound insulation	Spacious rooms
Thermal insulation	Veranda	Walk-in closet
Walking distance to beach		

## Distances

Amenities



200 m

Airport



60 km

Sea



100 m

Public transport



200 m



## Contact us



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