



#7994

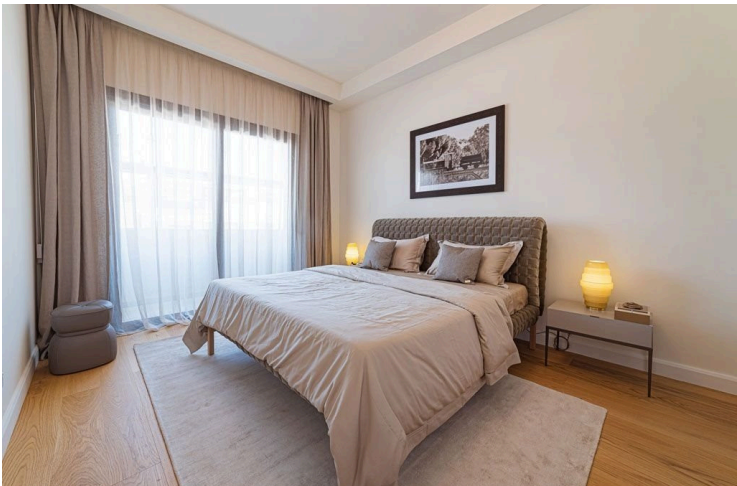
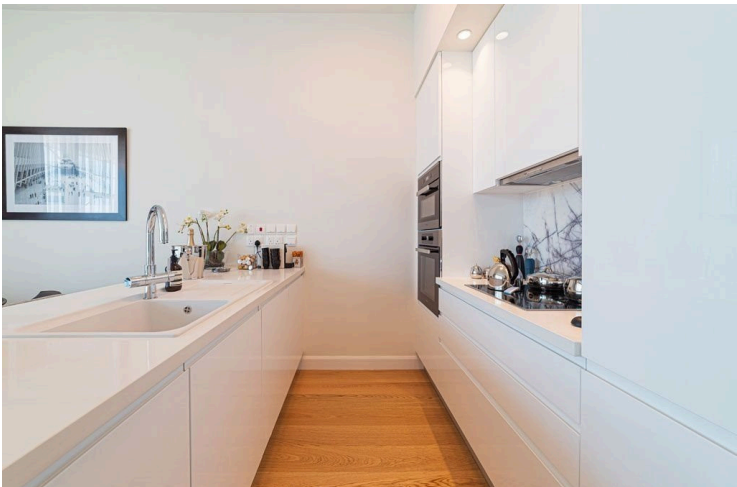
# Luxurious Two Bedroom Duplex in Germasogeia Limassol (7994)

📍 Germasogeia, Limassol

€2,000,000 +VAT







# Overview

## Specifications

Bedrooms		Bathrooms		Covered	
 2		 1		 108.7 m <sup>2</sup>	
Type	Duplex				
Showers	1				
Toilets	2				
Status	Under construction				
Year of construction	2027				
Furnished	Optional furnished				
Structure	Concrete				
Facade	Concrete				
Communal charge frequency	Monthly				
Energy efficiency rating	 A				

## Description

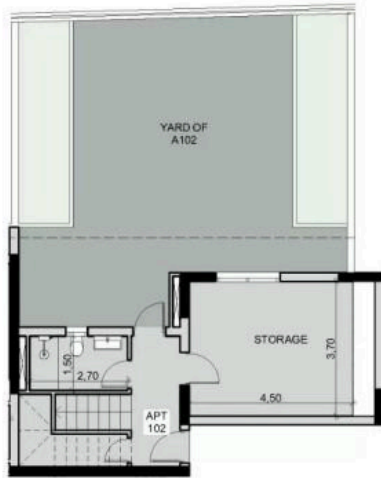
Luxurious Two Bedroom Duplex in Germasogeia Limassol (7994)

- Location: Limassol, 500 meters from sandy beach and city amenities
- Architecture: Landmark design by one of London’s leading architects
- Common Area: 49.2m<sup>2</sup>
- Total Area: 262.5m<sup>2</sup>
- Indoor Area: 108.7 m<sup>2</sup>
- Covered Veranda: 27.2 m<sup>2</sup>
- Uncovered Area: 36.1 m<sup>2</sup>
- Rooms: 3 Bedrooms, 1 Shower, 1 Bath
- Exclusive Features:
- Duplex with access to a common pool
- Internal Infrastructure:
- Outdoor and indoor pools
- Gym, sauna, and lounge area
- Kids club
- Covered parking
- Large landscaped gardens





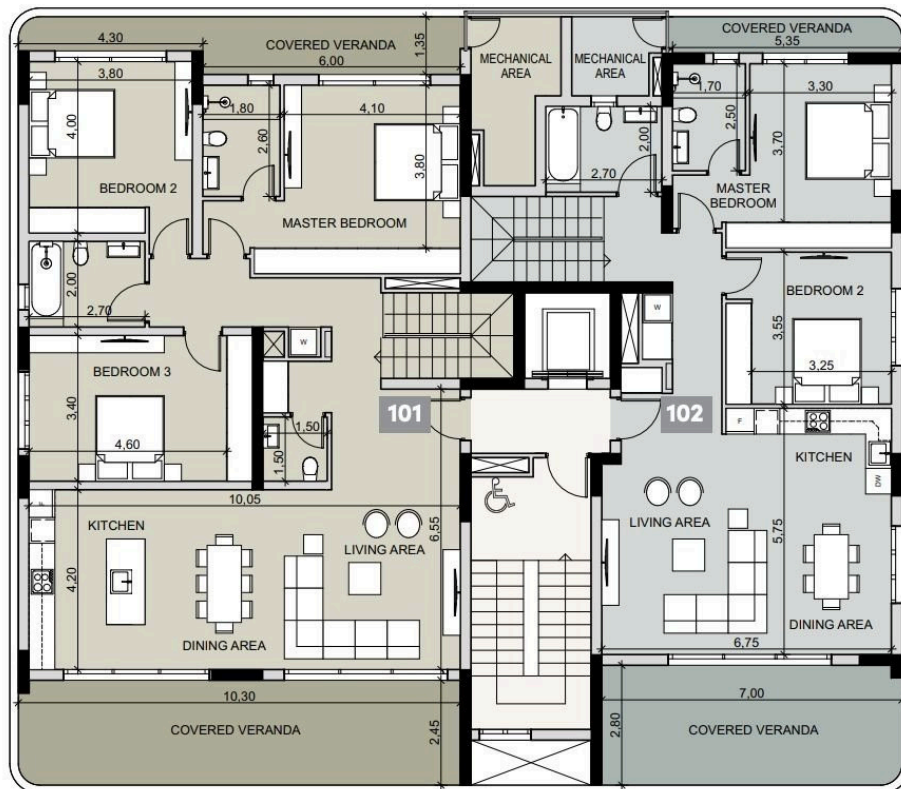
# Floor plans



GROUND FLOOR PLAN



1st FLOOR PLAN



# Additional information

## Facilities

Aircondition, Provision

Gym

Landscaped garden

Pool, Communal

Solar water heater

Childrens playground

Heating, Provision

Outdoor shower

Sauna

Storage

Elevator

Indoor pool, Communal

Parking, Covered

Solar photovoltaic panels (provision)

## Features

Balcony

Bright

Combined kitchen and dining area

Easy access to highway

High ceilings

Modern design

Open plan

Roof garden

Sound insulation

Veranda

Bath

CCTV (provision)

Connected to electric mains

Easy access to main roads

Investment opportunity

Near amenities

Pipe-in-pipe plumbing system

Sea front

Spacious rooms

Veranda, large

Bathroom underfloor heating

Ceramic tiles

Double glazing

Granite countertops

Luxury specifications

Near bus route

Pressurized water system

Sea view

Thermal insulation

Walking distance to beach

## Distances

Amenities



300 m

Airport



66.5 km

Sea



500 m

Schools




7 km



# Contact us



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