

BRAND NEW 2-BEDROOM APARTMENT IN A MODERN GATED COMPLEX.

330 000 €

Property Code:	6395	Type:	Sale - Apartment
Location:	Limassol - GERMASOGIAS	Internal Area:	90 m ²
Bedrooms:	2	Renovation:	Modern
Heating:	Underfloor heating	Year of construction:	2027
Status:	Under Construction	VAT:	+VAT
Covered verandas, m²:	20		

Property features:

Common Pool	Telephone Line	Solar panels for hot water	Double Glazing
Parking	Balcony		

Description:

The perfect living experience for those who love the thrill of the city and the freedom of the outdoors. This is the best of both worlds. More views, more open space, more facilities...more to life.

- Part of a secure gated community.
- Panoramic sea and city views.
- Communal swimming pool, gym and gardens.
- Outdoor playground and sports facilities.
- Rentals, property and lifestyle management.
- Short drive to international private schools.
- Sought-after residential area, 3km from the city

Apartments specification:

All common internal areas will be paved with marble.

- The living and dining area, kitchen, corridors, bathrooms, terraces and storerooms will be paved with ceramic tiles.
- The bedrooms will be paved with natural prevarnished wood parquet with real wood veneer top layer.
- Imported kitchen, wardrobes and internal doors.
- Kitchen pre-fitted with appliances.
- Split units for air conditioning (heating and cooling) in all areas.
- Underfloor heating connected to an external heat pump unit.
- Electric water heater and pressure system.
- Entrance doors controlled with video entry phone.
- Photovoltaic panels on the roof of each building serving each apartment.
- Electrically operated control gates for access to the development and the parking.
- CCTV covering the perimeter of the buildings and the common areas.
- Provision for security alarm system and electric cars' charging in each parking space.
- Common areas:
- Communal outdoor swimming pool

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- Indoor gym
- Multi-purpose sports ground
- Children's playground
- Landscaped gardens

PLAN



Outdoor swimming pool

Indoor gym

Children's playground

Landscaped gard

Outdoor seating

Multi-purpose sp

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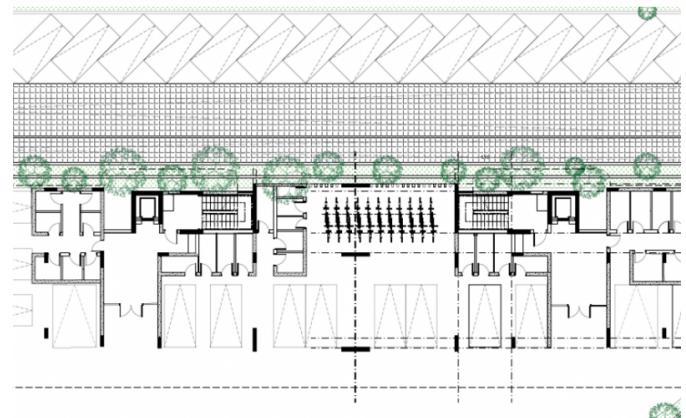
PLAN

Apartments
Six 4-storey buildings
20 x one-bed
43 x two-bed
18 x three-bed

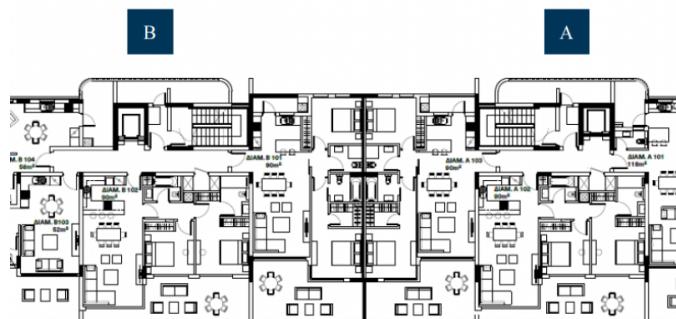
The site plan illustrates a layout of nine villas (labeled 1-9) arranged along a central green belt. Villa 8 and Villa 9 are the most prominent features in the foreground, both featuring large swimming pools. Villa 9 is a four-bedroom villa, while Villa 8 is a three-bedroom villa. Other villas are visible in the background, some with their own pools. The plan also includes a large swimming pool area, a central green space, and various roads and paths. Labels A, B, C, D, E, F, and G are placed around the perimeter of the site.

3

1 & B
1 OR



80



B

8

