

# FULLY RENOVATED 2-BEDROOM APARTMENT IN GERMASOGEIA TOURIST AREA - PRIME LOCATION NEAR...

400 000 €

<b>Property Code:</b>	6920	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA	<b>Internal Area:</b>	75 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	1
<b>Renovation:</b>	Modern	<b>Distance to the sea:</b>	150 m
<b>Distance to airport:</b>	65 km	<b>Covered verandas, m<sup>2</sup>:</b>	5

## Property features:

Air Conditioning	Elevator	Furnished	Sea View
Title Deeds	Air Condition	Parking - Uncovered	Telephone Line
Furnished	Solar panels for hot water	Double Glazing	Oven
Washing machine	Dish washer	Microwave	Cooker
Extractor Fan	Parking	Refrigerator	Balcony
Furniture			

## Description:

This fully renovated and tastefully furnished two-bedroom apartment in the sought-after Germasogeia Tourist Area of Limassol offers a perfect blend of modern comfort and convenience. Situated on the fourth floor, the apartment provides a bright and airy living space, ideal for couples or single professionals looking for a well-connected and stylish home.

The apartment features an open-plan living room and kitchen, designed to maximize space and functionality. It comes fully equipped with brand-new appliances, including a fridge/freezer, oven, dishwasher, and washing machine. Air conditioning is installed in all rooms to ensure comfort throughout the year.

The bathroom is fitted with high-end German sanitary ware, adding a touch of luxury to the apartment. The entire plumbing and electrical systems have been recently upgraded, ensuring reliability and efficiency. A solar panel system provides hot water, complemented by a high-pressure pump for added convenience. Mosquito nets are installed on all windows, allowing fresh air to circulate while keeping insects out.

The location is one of the apartment's key highlights. Situated just 150 meters from the beach, it offers easy access to the seafront and all the amenities of the vibrant Germasogeia area. Essential services and leisure options are all within walking distance, including Metro Supermarket at 700 meters, LIDL at 900 meters, and a 24/7 Sigma bakery just 700 meters away. For entertainment, K Cineplex is 900 meters away, while Nomad Cafe, a popular local spot, is only 200 meters from the building. A pharmacy is conveniently located 700 meters away, ensuring easy access to healthcare essentials.

This property is not only ideal for those looking for a comfortable place to live but also presents an excellent investment opportunity. With a strong rental market in the area, the apartment can easily

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be rented out for a long-term rental price of approximately €2,000 per month, offering a gross return on investment of 6 percent.

With its prime location, modern upgrades, and high-quality furnishings, this apartment is a fantastic opportunity for anyone seeking a well-located and well-appointed home in Limassol. **Contact us today to arrange a viewing or to find out more about this exceptional property.**



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