

2-BEDROOM GROUND FLOOR APARTMENT IN THE COMPLEX WITH A SWIMMING POOL

€ 360 000

Property Code:	7025	Type:	Sale - Apartment
Location:	Limassol - POTAMOS GERMASOGIA	Internal Area:	85 m ²
Bedrooms:	2	Bathrooms:	2
Renovation:	Modern	Distance to the sea:	450 m
Uncovered verandas, m²:	20	Covered verandas, m²:	24

Property features:

Common Pool	Covered Parking	Air Condition	Telephone Line
Store Room	Solar panels for hot water	Double Glazing	Garden
Oven	Washing machine	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

Description:

Comfortable 2-bedroom apartment located in a gated complex in one of the most desirable areas of Limassol. This spacious 87 m² residence is just a 5-minute walk from the sea and only a minute away from the nearest store, with easy access to Fresh Market and Papas supermarkets, making everyday living both convenient and enjoyable.

The apartment features two well-proportioned bedrooms, one full bathroom, and an additional guest WC. It comes fully furnished and equipped, air conditioning, and a large kitchen fitted with all necessary appliances to ensure comfort and efficiency. Water heating is provided by both solar panels and electricity, offering sustainability and reliability year-round.

A highlight of the apartment is the 20 m² private terrace, ideal for relaxing or entertaining guests. Residents also benefit from underground parking, a private storage room, and access to a communal swimming pool. The complex is quiet and well-maintained, with friendly neighbors and a peaceful atmosphere—perfect for families, professionals, or as a smart investment opportunity.

The apartment is currently rented until April 30, 2025, with a monthly rental income of €1,700.

This offers a **gross rental return of 5.67%**, making it an attractive option for investors seeking stable income in a prime coastal location.

Viewing by appointment only.

This is a rare chance to own a high-quality property in a prime coastal location. Viewing is highly recommended.

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