

**2-BEDROOM GROUND FLOOR  
APARTMENT WITH LARGE UNCOVERED  
VERANDA OF 57 SQ.M.**

365 000 €

<b>Property Code:</b>	7026
<b>Location:</b>	Limassol - POTAMOS GERMASOGIA
<b>Bedrooms:</b>	2
<b>Renovation:</b>	Modern
<b>Distance to the sea:</b>	450 m
<b>VAT:</b>	NO VAT
<b>Covered verandas, m<sup>2</sup>:</b>	18
<b>Uncovered verandas, m<sup>2</sup>:</b>	57

<b>Type:</b>	Sale - Apartment
<b>Internal Area:</b>	86 m <sup>2</sup>
<b>Bathrooms:</b>	2
<b>Number of floors:</b>	3
<b>Status:</b>	Resale
<b>Uncovered verandas, m<sup>2</sup>:</b>	57

**Property features:**

Common Pool	Covered Parking	Elevator	Furnished
Ground Floor	Title Deeds	Air Condition	Telephone Line
Furnished	Store Room	Solar panels for hot water	Double Glazing
Garden	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 86 m<sup>2</sup> 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 57 m<sup>2</sup> 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 February 26, 2026, with a monthly rental income of €1,600.**

This offers a **gross rental return of 5.26%**, 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

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recommended.

Title Deed is available.



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