

PREMIUM GROUND FLOOR APARTMENT  
WITH PRIVATE GARDEN

410 000 €

Property Code:	7246	Type:	Sale - Apartment
Location:	Limassol - GERMASOGIAS	Internal Area:	85 m <sup>2</sup>
Bedrooms:	2	Bathrooms:	1
Renovation:	Modern	Distance to airport:	72 km
Covered verandas, m <sup>2</sup> :	24		

Property features:

Air Conditioning	Barbeque	Covered Parking	Elevator
Ground Floor	Swimming Pool	Alarm	Store Room
Solar panels for hot water	Double Glazing	Garden	Washing machine
Parking	Refrigerator	Balcony	

Description:

A rare opportunity to acquire the final available residence within a fully sold-out boutique collection of only 11 exclusive homes. This ground floor apartment combines refined design, generous outdoor space, and the comfort of private living, making it ideal for both end-users and investors seeking a high-specification property with long-term appeal.

Property Overview

This modern two-bedroom apartment offers:

- 85 sqm of internal living space
- 60 sqm private garden perfectly suited for outdoor dining and relaxation
- 24 sqm covered veranda extending the living area outdoors
- Additional self-contained room with its own kitchen and bathroom
- Private ground floor access for enhanced comfort and discretion
- The final unit available in a luxury residential development

Specifications and Features

Designed with premium materials and contemporary features, the property includes:

- Provisions for EV charging

Concealed sanitary installations

Video entry access control

Automated gated parking

Thermal aluminum lift-and-slide window systems

Ceiling heights of over 3m

Ambient entrance lighting

Interior design consultation services

**Completion scheduled for February 2026**

Refined finishes, including natural wood, marble, and glass elements, create a modern and elegant aesthetic. The development includes smart architectural layout, rooftop amenities for top-floor residences, and private facilities designed to maximize comfort and lifestyle quality.

This residence offers a sophisticated living environment with excellent access to urban infrastructure, business districts, and leisure amenities, making it an exceptional choice for both personal use and investment.

**Property Details**

Type: Apartment

Bedrooms: 2

Internal Area: 85 sqm

Covered Veranda: 24 sqm

Private Garden: 35 sqm

Total Area: 109 sqm

Price: €410,000 + VAT

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