

ELEGANT 1-BEDROOM PROPERTY IN A GATED COASTAL RESIDENCE

€ 395 000

Property Code:	11435	Type:	Sale - Apartment
Location:	Limassol - GERMASOGIAS	Internal Area:	53.9 m ²
Bedrooms:	1	Bathrooms:	1
Heating:	Underfloor heating	Distance to the sea:	500 m
Distance to airport:	65 km	Covered verandas, m²:	12.75

Property features:

Air Conditioning	Communal Pool	Covered Parking	Elevator
Furnished	Gym	Swimming Pool	Under Floor Heating
Telephone Line	Double Glazing	Parking	Balcony

Description:

An excellent investment opportunity in one of Limassol's most desirable coastal areas, just 500 metres from the sea. This stylish 1-bedroom residence is located within a gated boutique development of only 11 units, offering privacy, comfort, and strong rental appeal.

The property is currently rented for €1,650 per month to a reliable tenant with stable payment history, making it an attractive ready-made income-generating asset. It is company-owned, with the title deed currently in process and expected within approximately 2 years, according to developer information.

The residence features 53.89 m² of internal area, a 12.75 m² covered veranda, and a total area of 83.76 m². Designed with comfort and quality in mind, it offers high ceilings of 3.15 metres, underfloor heating, premium finishes, one bathroom, and private parking.

Residents of the complex benefit from excellent facilities, including a communal swimming pool, gym, sauna, and secure gated access. With its proximity to the sea, boutique setting, and existing rental income, this property is ideal for investors seeking a well-positioned asset in Limassol's coastal market.

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