

# THE SMALL BLOCK OF FOUR DIFFERENT 2-BEDROOM UNITS IN LIMASSOL

2 020 000 €

<b>Property Code:</b>	6095
<b>Location:</b>	Limassol - GERMASOGIAS
<b>Renovation:</b>	Modern
<b>Year of construction:</b>	2022
<b>Distance to airport:</b>	65 km

<b>Type:</b>	Sale - Building
<b>Internal Area:</b>	795 m <sup>2</sup>
<b>Number of floors:</b>	3
<b>Distance to the sea:</b>	2 km
<b>Status:</b>	Resale

## Property features:

Air Conditioning	Barbeque	Elevator	Unfurnished
Air Condition	Telephone Line	Solar panels for hot water	Double Glazing
Extractor Fan	Parking	Refrigerator	Balcony

## Description:

This small block of four different 2-bedroom units in Limassol, has all the features that make it an ideal investment real estate.

The property is located in a quiet residential neighbourhood in Germasogeia, one of the prime areas in Limassol, only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it an ideal base for commuters or regular travellers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.

The 3-storey block is marked by its contemporary, simple lines and houses 2 duplexes across the ground and first floor, each with 2 ensuite bedrooms and an open-plan living area. The third unit is on the first floor, while the fourth unit is the penthouse on the second floor, with its vast uncovered veranda. As such, the property offers a variety of 2-bedroom configurations to suit different purposes and preferences.

Every aspect of design, construction and finishing is geared towards comfort in an urban Mediterranean environment: Elegant entrance lobby, bright interiors, cool superior finishing materials, double glazed windows, ample fitted kitchen cabinets and appliances as well as bedroom wardrobes. Solar heating and split unit air-conditioning are also fully installed. For each unit there is a designated underground parking space, and the building provides an additional ground floor parking spot for the disabled. A communal roof terrace on the third floor offers residents a place to meet and enjoy the uninterrupted sea view, and a cool escape for evenings under the stars.

Seen as a whole, this is an investment proposition with vast potential. Whether for own use for an extended family, or for short- or long-term rental revenue, Easymal will appeal to both the local and expatriate market. It is particularly recommended for buyers seeking eligibility for the residency by investment scheme.

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