

## MODERN NEW 2-BEDROOM FURNISHED APARTMENT IN GERMASOGIA

352 000 €

<b>Property Code:</b>	6096	<b>Type:</b>	Sale - Apartment
<b>Location:</b>	Limassol - GERMASOGIAS	<b>Internal Area:</b>	86 m <sup>2</sup>
<b>Bedrooms:</b>	2	<b>Bathrooms:</b>	2
<b>Renovation:</b>	Modern	<b>Floor:</b>	1
<b>Number of floors:</b>	2	<b>Energy class:</b>	A
<b>Year of construction:</b>	2022	<b>Distance to the sea:</b>	2 km
<b>Distance to airport:</b>	65 km	<b>Status:</b>	New
<b>VAT:</b>	+VAT	<b>Covered verandas, m<sup>2</sup>:</b>	7.00

### Property features:

Air Conditioning	Furnished	Telephone Line	Store Room
Solar panels for hot water	Double Glazing	Parking	Balcony

### Description:

This 2-bedroom apartment is housed in a small new-build block of only four 2-bedroom units in Germasogeia. The quiet residential neighbourhood is 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 space optimized layout has a very generous feel, with a master ensuite bedroom, and a second bedroom with family bathroom. The open-plan living and dining area is connected to the fully fitted and equipped kitchen.

The building is marked by its contemporary, simple lines, and every aspect of design, construction and finishing is geared towards quality and 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 built-in bedroom wardrobes. Solar heating and split unit air-conditioning are fully installed, while the comfortable veranda with partial view of the sea is an essential component of the Mediterranean lifestyle that the block offers. 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.

The combination of prime location, urban comfort and accessibility makes this apartment a convenient base in the cosmopolitan coastal town of Limassol. Buyers interested in real estate for investment purposes will recognize the potential of this block as a property with broad appeal in both the local and expatriate market, for long-term as well as holiday rental. This property is also recommended for buyers seeking eligibility for the residency by investment scheme.

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