

# OFF PLAN LUXURY 3 BEDROOM + OFFICE APARTMENT FOR SALE IN GERMASOGEIA

€ 579 000

<b>Property Code:</b>	633	<b>Type:</b>	Sale - Apartment
<b>Location:</b>		<b>Internal Area:</b>	200 m <sup>2</sup>
<b>Bedrooms:</b>	4	<b>Bathrooms:</b>	3
<b>Floor:</b>	3	<b>Number of floors:</b>	3
<b>Heating:</b>	Central heating	<b>Year of construction:</b>	2017
<b>Distance to the sea:</b>	1 km	<b>Distance to airport:</b>	60 km
<b>Status:</b>	Off Plan	<b>VAT:</b>	Yes
<b>Covered verandas, m<sup>2</sup>:</b>	39		

## Property features:

Heating	Parking - Covered	Telephone Line	Furnished
VRV central ceiling system	Store Room	Solar panels for hot water	Double Glazing
Garden	Maids Room	Oven	Washing machine
Dish washer	Microwave	Cooker	Extractor Fan
Parking	Refrigerator	Balcony	Furniture

## Description:

This exclusive 3 bedroom flat offers style, comfort and convenience. A sense of openness and space exists throughout the apartment, which are all finished to a high specification. It comes fully furnished and equipped.

Owners will appreciate the wide range of integrated features - especially the superb, fully equipped fitness centre with pay-per-use sauna.

The apartment windows are double glazed with electric shutters for bedrooms. Throughout are quality Italian fittings and a choice of ceramic and wooden flooring finishes; naturally, owners may customise their own decorative finishes to suit their individual tastes.

The grounds are beautifully landscaped and there is ample undercover parking and private storage. Remote-controlled main gates and video door-phones enhance owners security and convenience.

The complex is located in Germasogeia, the most highly sought after area in Limassol and set on scenic hillsides that sweep down to the coast. Just a few minutes drive will take you to the heart of the city, its beaches, shops, restaurants and commercial facilities.

Situated in a prominent position, the Residence enjoys spectacular views across the city and towards the sea. The main highway linking Limassol to Nicosia, Larnaka and Paphos is within easy reach. Ideally positioned next to a protected nature reserve and greenery, it benefits from a sea and city location while still enjoying the peace and beauty of the area.

08.06.2026

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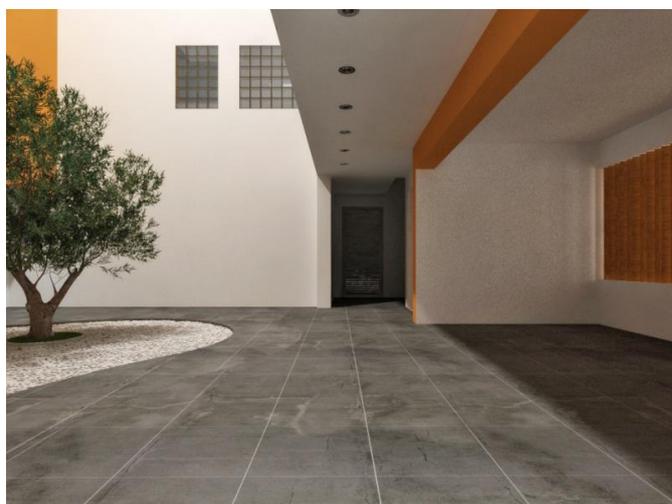
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