

**LUXURIOUS SEAVIEW 2-BEDROOM  
APARTMENT IN GERMASOGEIA - MODERN  
LIVING WITH MEDITERRANEAN...**

350 000 €

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|   |                        |                             |                   |
|---|------------------------|-----------------------------|-------------------|
| <b>Property Code:</b>                   | 6119                   | <b>Type:</b>                | Sale - Apartment  |
| <b>Location:</b>                        | Limassol - GERMASOGIAS | <b>Internal Area:</b>       | 78 m <sup>2</sup> |
| <b>Bedrooms:</b>                        | 2                      | <b>Bathrooms:</b>           | 2                 |
| <b>Number of floors:</b>                | 3                      | <b>Energy class:</b>        | A                 |
| <b>Distance to the sea:</b>             | 3.5 km                 | <b>Distance to airport:</b> | 65 km             |
| <b>Status:</b>                          | Under Construction     | <b>VAT:</b>                 | Plus VAT          |
| <b>Covered verandas, m<sup>2</sup>:</b> | 22                     |                             |                   |

**Property features:**

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|                 |            |                                |                |
|-----------------|------------|--------------------------------|----------------|
| Covered Parking | Elevator   | Provision for Air-conditioning | Storage        |
| Unfurnished     | Store Room | Solar panels for hot water     | Double Glazing |
| Parking         | Balcony    |                                |                |

**Description:**

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Welcome to a beautifully crafted apartment development nestled in the vibrant district of Germasogeia, Limassol. This modern 3-storey building comprises a selection of seven luxurious apartments that are designed to blend comfort with aesthetic elegance. Residents will enjoy panoramic views of the serene city and the stunning Mediterranean.

On the first floor, covering a total area of 96 m<sup>2</sup>, this apartment offers a covered internal area of 75 m<sup>2</sup>. The apartment comes with a spacious 21 m<sup>2</sup> covered veranda that provides the perfect outdoor space for relaxation. With a dedicated parking space and a common swimming pool on the roof, this apartment is priced at €350,000 each.

For those interested in added luxury, we offer an optional fully-loaded furniture package. For a 1-bedroom apartment, this package is priced at €20,000, while for a 2-bedroom apartment, it's priced at €25,000. Additionally, you can opt for underfloor heating for extra comfort during the chillier months. This upgrade is priced at €15,000 for a 1-bedroom apartment and €20,000 for a 2-bedroom apartment.

This remarkable development is situated just a 10-minute drive from the city centre, allowing for easy access to the highway and is only 3.5km away from the sea. Don't miss this extraordinary opportunity to own an apartment in this unique development. It's more than a home, it's a lifestyle!

**Book your viewing today!**

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FIRST FLOOR AREAS:  
 -APTS 101: 78sq.m  
 -Cov. Veranda: 25sq.m  
 -APTS 102: 75sq.m  
 -Cov. Veranda: 21sq.m  
 -Communal Area: 27sq.m



SECOND FLOOR AREAS:  
 -APTS 201: 53sq.m  
 -Cov. Veranda: 55sq.m  
 -APTS 202: 50sq.m  
 -Cov. Veranda: 14sq.m  
 -APTS 203: 50sq.m  
 -Cov. Veranda: 14sq.m  
 -Communal Area: 27sq.m



THIRD FLOOR AREAS:  
 -APTS 301: 78sq.m  
 -Cov. Veranda: 21sq.m  
 -APTS 302: 75sq.m  
 -Cov. Veranda: 21sq.m  
 -Communal Area: 27sq.m

# LUXURIOUS SEAVIEW 2-BEDROOM APARTMENT IN GERMASOGEIA - MODERN LIVING WITH MEDITERRANEAN...

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APARTMENT (1BRM) x 6 UNITS  
 APARTMENT (2BRMS) x 2 UNITS  
 TOTAL APARTMENTS = 8 UNITS

**FLOT 20**  
 FLOT AREA = 600sq.m  
 ZONE\_K06  
 PERMITTED:  
 BUILT AREA : (95%) = 540sq.m  
 MAXIMUM HEIGHT : 13.50m  
 NUMBER OF FLOORS : 3  
 COVERED AREA : (50%) = 300sq.m  
 PROPOSED BUILT AREA : (89.25%) = **249sq.m**  
 PROPOSED COVERED AREA : (40.99%) = **248sq.m**

