

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

350 000 €

Property Code:	6119	Type:	Sale - Apartment
Location:	Limassol - GERMASOGIAS	Internal Area:	78 m ²
Bedrooms:	2	Bathrooms:	2
Number of floors:	3	Energy class:	A
Distance to the sea:	3.5 km	Distance to airport:	65 km
Status:	Under Construction	VAT:	Plus VAT
Covered verandas, m²:	22		

Property features:

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

Description:

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 m², this apartment offers a covered internal area of 75 m². The apartment comes with a spacious 21 m² 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!

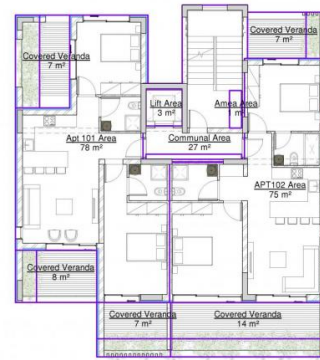
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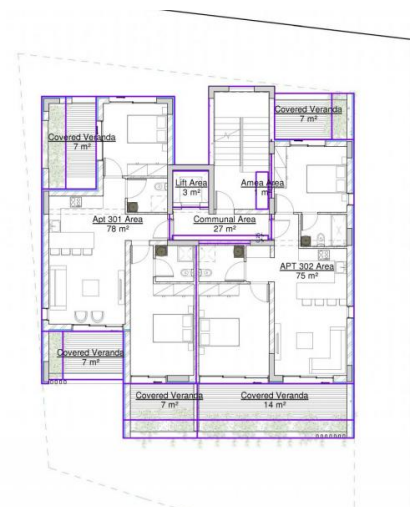
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FIRST FLOOR AREAS:
 -APTS 101: 78sq.m
 -Cov. Veranda: 22sq.m
 -APTS 102: 75sq.m
 -Cov. Veranda: 21sq.m
 -Communal Area: 27sq.m



SECOND FLOOR AREAS:
 -APTS 201: 53sq.m
 -Cov. Veranda: 53sq.m
 -APTS 202: 50sq.m
 -Cov. Veranda: 14sq.m
 -APTS 202: 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

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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

