

#9184

# New Modern Apartment For Sale In Germasogeia Tourist Area.

 Germasogeia Tourist Area, Limassol

**€870,000** +VAT









# Overview

## Specifications

Bedrooms



2

Bathrooms



2

Covered



85 m<sup>2</sup>

Type

**Apartment**

Covered veranda

**39 m<sup>2</sup>**

Status

**Under construction**

Energy efficiency rating

 **A+**

## Description

This home offers 85 m<sup>2</sup> of well-designed interior space and is situated in a secure gated complex. The apartment features two comfortable bedrooms and two full bathrooms, making it an excellent choice for families, or couples..

Residents will enjoy shared access to a beautiful communal swimming pool, perfect for relaxing and socializing. The apartment is finished to high standards, offering A+ energy efficiency, which helps reduce energy costs and supports a comfortable living environment year-round.

Germasogeia Tourist Area is known for its vibrant lifestyle, proximity to the sea, and wide range of amenities. Here, residents can take advantage of sandy beaches, fine dining restaurants, trendy cafés, and various shops, all within easy walking distance.

-Photovoltaic system in common areas

\*Location on map is indicative.



This architectural floor plan illustrates a multi-unit residential building. The layout includes several distinct units, each with its own set of rooms and outdoor spaces. Key features include:

- Units and Rooms:** The plan shows multiple units, each containing a living room, dining area, kitchen, and bedroom. Some units also feature a veranda or terrace.
- Dimensions:** Room dimensions are provided in meters. For example, the central living room is 10.50m wide and 6.45m deep. The central dining area is 10.55m wide and 3.75m deep. The central kitchen is 2.65m wide and 2.65m deep. The central bedroom is 3.90m wide and 3.90m deep.
- Verandas:** There are several verandas, including a large central one (10.50m x 6.45m) and smaller ones attached to individual units (e.g., 3.90m x 1.50m).
- Staircases:** A central staircase is located in the middle of the plan, providing access to different levels.
- Entrances:** The plan shows various entrance points for each unit, including a main entrance and a side entrance.
- Other Features:** The plan includes details for windows, doors, and furniture placement, such as sofas, tables, and chairs.



# Additional information

## Facilities

Aircondition, Split system

Parking, Covered

Storage

Gated complex

Pool, Communal

Heating, Split system

Solar water heater

## Features

Alarm system (provision)

Entrance gate, automated

Shutters, electric (provision)

Ceramic tiles

Modern design

Thermal insulation

En suite bathroom

Pressurized water system

## Contact us



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