



**EXCLUSIVE  
PROPERTIES**

**Exclusive Properties**

107, V Georgiou A', Belmar Complex D, Apt.

31, 4048 Limassol Cyprus

+357 25 737473

[sales@cyexclusive.eu](mailto:sales@cyexclusive.eu)

## Apartment in Germasogeia (close to the beach) LIM04517

Germasogeia, Limassol, Cyprus

Spacious three bedroom apartment in a new gated complex located in Germasogeia area, just 75 meters from the beach and close to all the amenities. Total area is 199 sq. m, covered veranda - 62 sq. m and common area is 89 sq. m. Apartment consists of open plan kitchen (Scavolini) connected with living and dining area, 3 bedrooms (master bedroom en-suite with bathroom), one bathroom, guest WC and big veranda. It's equipped with VRV air conditioning system, central heating with water under floor heating connected to the VRV system, external security fireproof doors, water pressure system and double glazed windows. The complex offers such facilities as gym, butler in each tower, secured gated entrance, breakfast and food services, swimming pool, pool bar, kids playground, sauna, underground parking space, guest changing rooms, supermarket services, gardening services, handyman & laundry services, transport & babysitting services and storage room.

VAT is not included.

### Apartment Details

Bedrooms: 3 | Bathrooms: 2 | Distance to Sea: < 0.5km | Covered Area (sq.m): 199 sq. m |

Covered Veranda (sq.m): 62 sq. m | Energy Efficiency: Category B

Covered Parking | Sea View

### Price

**Sale price:**

25000000€ - 27850000€

# Attributes

## General

Bedrooms: 3 | Bathrooms: 2 | En-Suite Bathrooms: 1 |

Covered Area (sq.m): 199 sq. m |

Covered Veranda (sq.m): 62 sq. m | Distance to Sea: < 0.5km

| Road Access: Yes | Energy Efficiency: Category B

# Features

## Exterior

Common Swimming Pool | Covered Parking

## Interior

Alarm System | Central Heating | Double Glazed Windows | Entrance Hall | Electric Gates | Elevator | Fire Alarm |

Guest Wc | Monitored Gate Access | Open Plan Kitchen | Playground | Pool Bar | Sauna | Security System |

Storage Room | Under Floor Heating (electrical) | VRV Air Condition System | Water Pressure System

## Views

City View | Road Access | Sea View

# Images

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