



## **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)** LIM06617

Potamos Germasogias, Germasogeia, Limassol, Cyprus

Brand new luxury two-bedroom apartment with panoramic sea and mountain views located in a private gated complex opposite the sea in the tourist area of Germasogeia, within walking distance to all kinds of amenities. Internal covered area is 116.92 sq. m and the covered veranda is 35.26 sq. m. It consists of an open-plan kitchen connected with a dining and living area, two bedrooms (master bedroom en-suite), family bathroom, study/office room and covered veranda. The apartment is available unfurnished, with a central VRV air conditioning system, underfloor heating, smart house system, alarm system, parquet floor in bedrooms, double-glazed windows, intercom, solar panels for hot water, underground parking and storage room. The complex has 24/7 security, concierge service, gym with panoramic sea views, massage rooms, SPA area, indoor/outdoor swimming pools, sauna and lounge area for the residents.

VAT is not included in the price.

### **Apartment Details**

Bedrooms: 2 | Bathrooms: 2 | Distance to Sea: < 0.5km | Covered Area (sq.m): 116.92 sq.m |

Covered Veranda (sq.m): 35.26 sq.m | Total area (sq.m): 152.18 sq.m | V.A.T: Not Included |

Energy Efficiency: Category A

Intercom System | Garden | Gated Entrance | Uncovered Parking | Under Ground Parking | Balcony |

Swimming Pool | First Line Sea View | Mountain View

# Price

Sale price:

1400000€

# Attributes

## General

V.A.T: Not Included | Condition: New |

Delivery Status: Completed | Bedrooms: 2 | Bathrooms: 2

| En-Suite Bathrooms: 1 | Floors: 14 |

Total area (sq.m): 152.18 sq.m |

Covered Area (sq.m): 116.92 sq.m |

Covered Veranda (sq.m): 35.26 sq.m |

Distance to Sea: < 0.5km | Year Build: 2022 |

Energy Efficiency: Category A

# Features

## Exterior

Common Swimming Pool | Intercom System | Garden | Gated Entrance | Irrigation System | Uncovered Parking |

Under Ground Parking

## Interior

Alarm System | Balcony | Double Glazed Windows | Emergency Exit | Entrance Hall | Electric Gates | Elevator |

Guest Wc | Gym | Lobby | Monitored Gate Access | Open Plan Kitchen | Pool Bar | Relaxation Area | Sauna |

Study / Office | Storage Room | Solar Panels For Hot Water | Swimming Pool | Smart House System | Spa Facilities |

Unfurnished | Under Floor Heating (water) | VRV Air Condition System | Wood Floors | Water Pressure System |

24 Hour Security

Views

First Line Sea View | Mountain View | Road Access | South Site Directions | Panoramic view

# Images



