



Reference 10403

High end designed 1 Bedroom Apartment for Rent near the beach **€2,400 /month**

Germasogia Tourist Area, Limassol

1 Bedroom | 1 Bathroom | 75 m<sup>2</sup> Covered

## Description

Discover this brand new epitome of luxury fully furnished apartment available for rent in the vibrant Germasogia Tourist Area. With an impressive internal space of 75 m<sup>2</sup>, this key-ready residence is situated on the first floor of a five-story building, equipped with an elevator for your convenience.

- Located in one of the most privileged areas in Limassol, in a quiet neighbourhood near other high-end developments and public parks.
- Two hundred meters from the Limassol seafront promenade and organised beaches.

- 1 Bedroom
- 1 Bathrooms
- 75 m<sup>2</sup>
- cover parking

Uncovered veranda	20 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2024
Status	Key ready



- Within walking distance from shops, restaurants and other amenities along the Limassol seafront .

Features:

- A saltwater swimming pool with a waterfall feature, an outdoor physical exercise and yoga area and landscaped gardens at ground level.
- State of the art underfloor heating, concealed air conditioning and a novelty, sophisticated air disinfection system approved by the Fraunhofer Institute (Germany).
- Highly energy efficient class A building utilising renewable energy technologies.
- Energy Performance Certificate (Class A).
- Reinforced concrete frame in accordance with all European Codes.
- Rockwool high performance thermal insulation.
- Composite cladding system on parts of the building facade.
- Suspended ceilings that conceal all the mechanical installations.
- Italian kitchens by GF Ortolani (Italy).
- Italian doors, wardrobes and bathroom units.
- Luxurious material finishes of European origin.
- Full height, minimal aluminium sliding doors and windows.
- CCTV security system in all ground floor external areas.
- Provision for EV chargers for all apartments.
- Air safety system by AirGuard GMBH (Austria)
- Concealed air conditioning units.
- Underfloor heating system.
- Photovoltaic (PV)
- Rooftop infinity swimming pool
- Saltwater swimming pool with a waterfall feature.
- Poolside showers, an exercise and yoga area and a changing room.
- Private covered parking and storage rooms.

This stylish apartment features one spacious bedroom and one bathrooms, making it perfect for individuals or small families. You will enjoy stunning views of both the city and the sea from your home, enhancing the everyday living experience. The apartment comes with a central air conditioning system and underfloor heating, ensuring comfort throughout the year.

Located within a gated complex, residents can take advantage of a refreshing communal swimming pool and a peaceful environment. The area itself is known for its vibrant lifestyle, offering a mix of serene beachside scenery and access to local amenities. With the highway nearby, commuting to other areas is easy and convenient.

Hard to get property designed for high profile smart and energetic young professionals.

For more information or to schedule a viewing, please contact



Kadis Estates.



## Facilities

- ✓ Aircondition · Central system
  - ✓ Heating · Underfloor
  - ✓ Parking · Covered
  - ✓ Pool · Communal, salt water
  - ✓ Elevator
  - ✓ Storage
  - ✓ Gated complex
  - ✓ Landscaped garden
  - ✓ Solar water heater
  - ✓ Solar photovoltaic panels
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## Features

- ✓ Quiet area
  - ✓ Granite countertops
  - ✓ Laminate flooring
  - ✓ Ceramic tiles
  - ✓ Luxury specifications
  - ✓ Modern design
  - ✓ Sea view
  - ✓ Walking distance to beach
  - ✓ Near bus route
  - ✓ Near amenities
  - ✓ Roof garden
  - ✓ Kitchen appliances
  - ✓ Double glazing
  - ✓ Open plan
  - ✓ City view
  - ✓ Pressurized water system
  - ✓ Bright
  - ✓ Balcony, front
  - ✓ Fitted wardrobes
  - ✓ Garbage disposal
  - ✓ Entrance gate, automated
  - ✓ Connected to electric mains
  - ✓ Floor-to-ceiling windows
  - ✓ Energy efficient doors/windows
  - ✓ Breakfast bar
  - ✓ Municipal water/sewage
  - ✓ Combined kitchen and dining area
  - ✓ Spacious rooms
  - ✓ Bathroom underfloor heating
  - ✓ Easy access to main roads
  - ✓ Easy access to highway
  - ✓ Smart home automation
  - ✓ Pets allowed
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## Gallery













