



Reference 10507

Sea view Luxury 2 Bedroom Apartment next to the beach  
183 sqm

**€899,000** +VAT

Germasogia Tourist Area, Limassol

2 Bedrooms | 2 Bathrooms | 97.09 m<sup>2</sup> Covered

## Description

Located in one of the most privileged areas in Limassol, in a quiet neighborhood near other high-end developments and public parks.

Two hundred meters from the Limassol seafront promenade and organised beaches.

- 2 Bedroom
- 2 Bathrooms
- internal area 97.09 m<sup>2</sup>
- covered veranda 30 m<sup>2</sup>
- uncovered veranda 33.33 m<sup>2</sup>
- cover parking

Features:

A saltwater swimming pool with , an outdoor physical exercise and yoga area and landscaped gardens at ground level.

Covered veranda	30 m <sup>2</sup>
Uncovered veranda	33.33 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2024
Status	Key ready



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)
- Common Swimmingpool
- Poolside showers, an exercise and yoga area and a changing room.
- Private covered parking and storage rooms.

Located within a gated complex, residents can take advantage of a refreshing communal swimming pool and a peaceful environment.

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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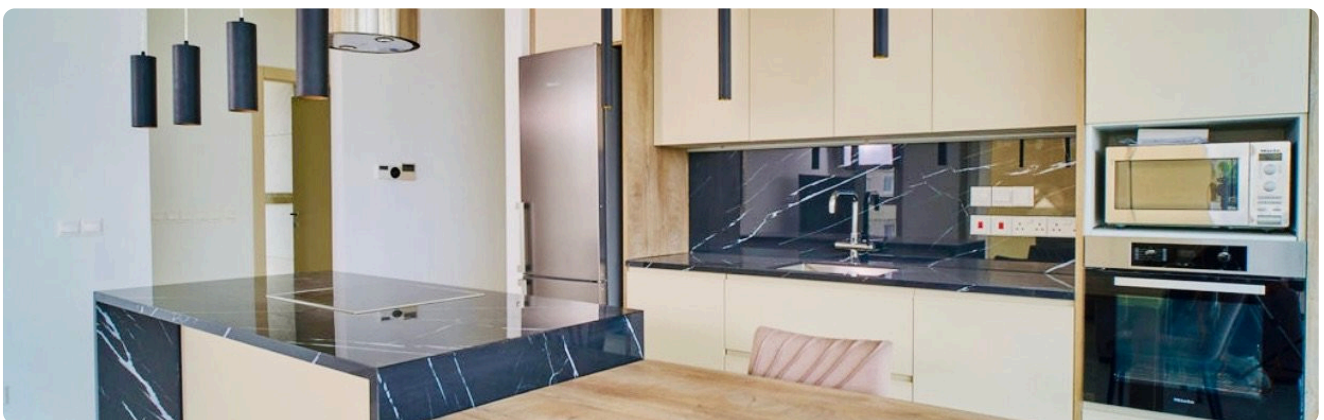
## Features

- ✓ 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
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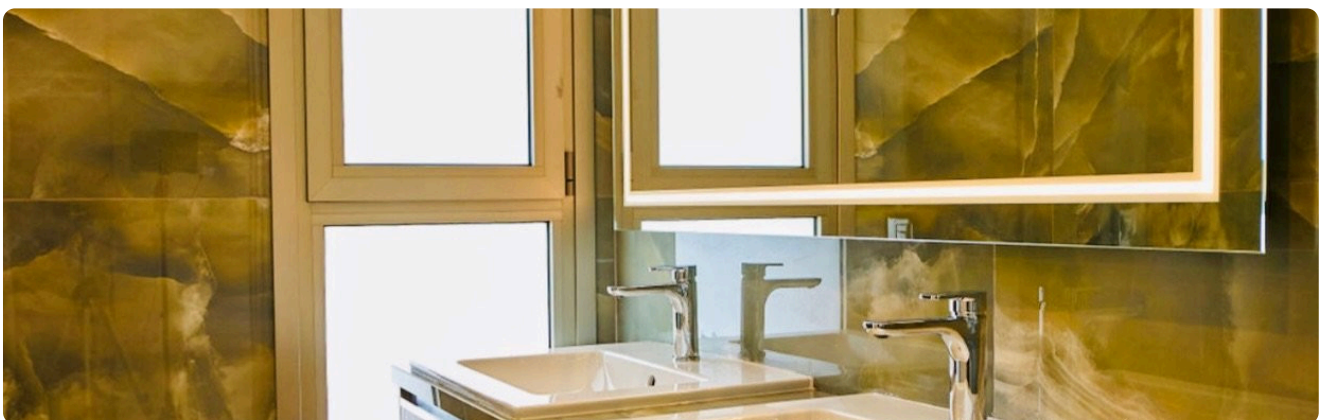
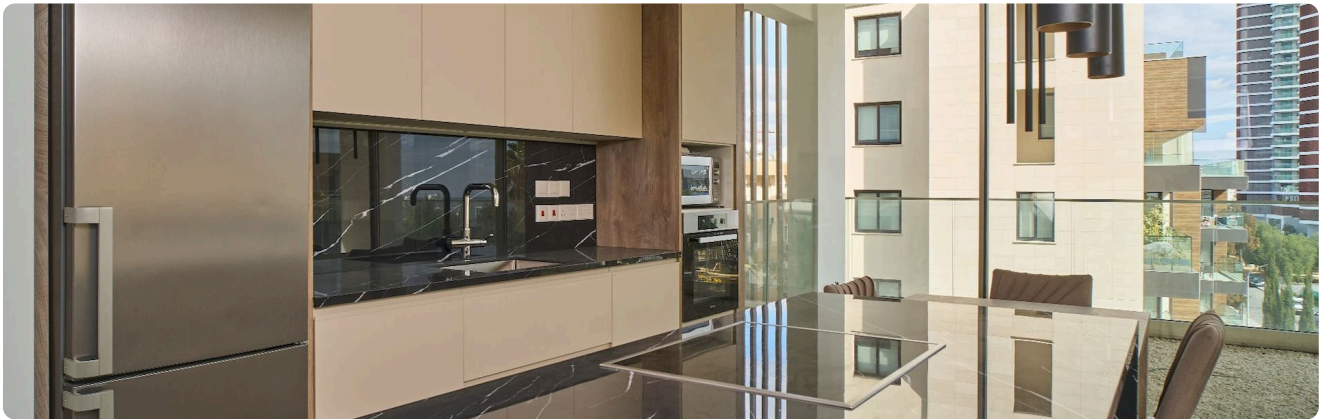
## Gallery

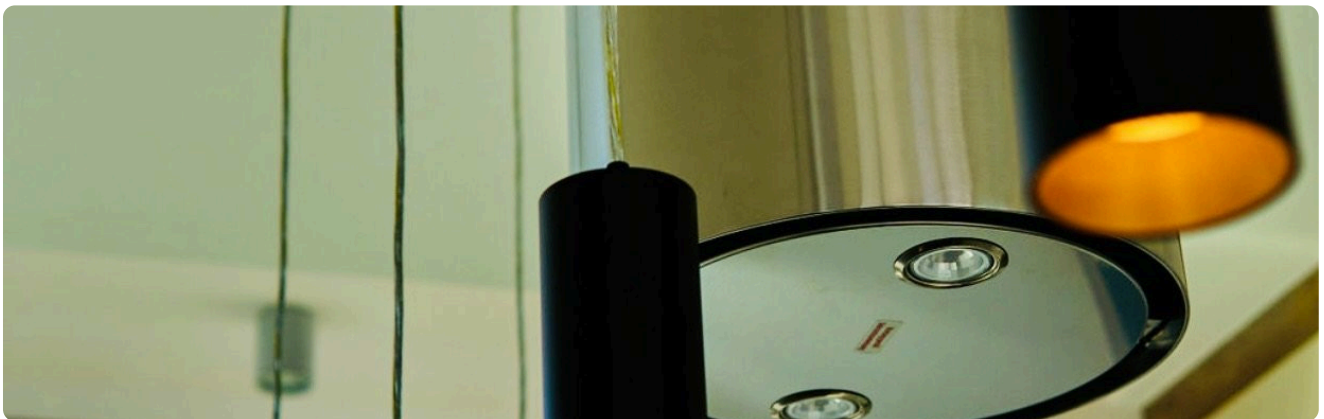
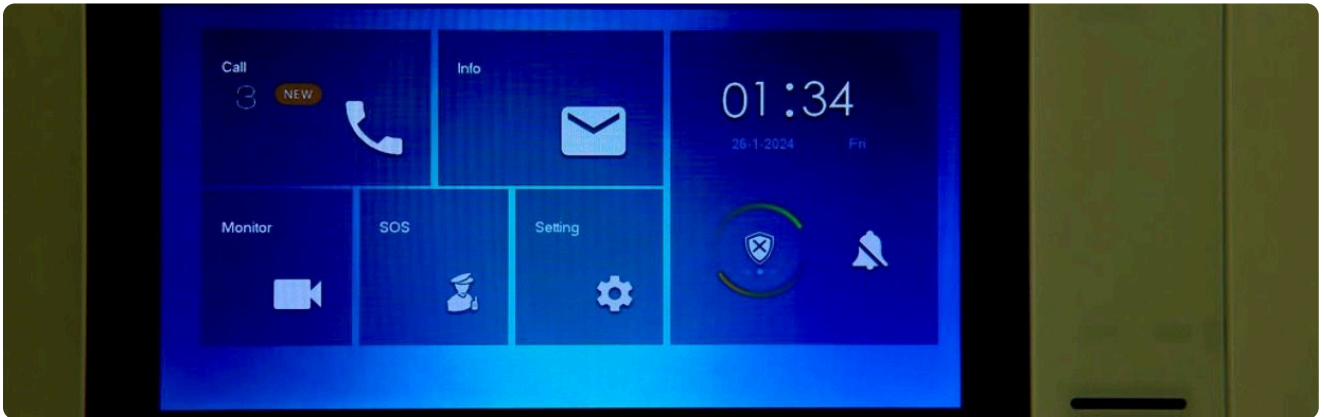
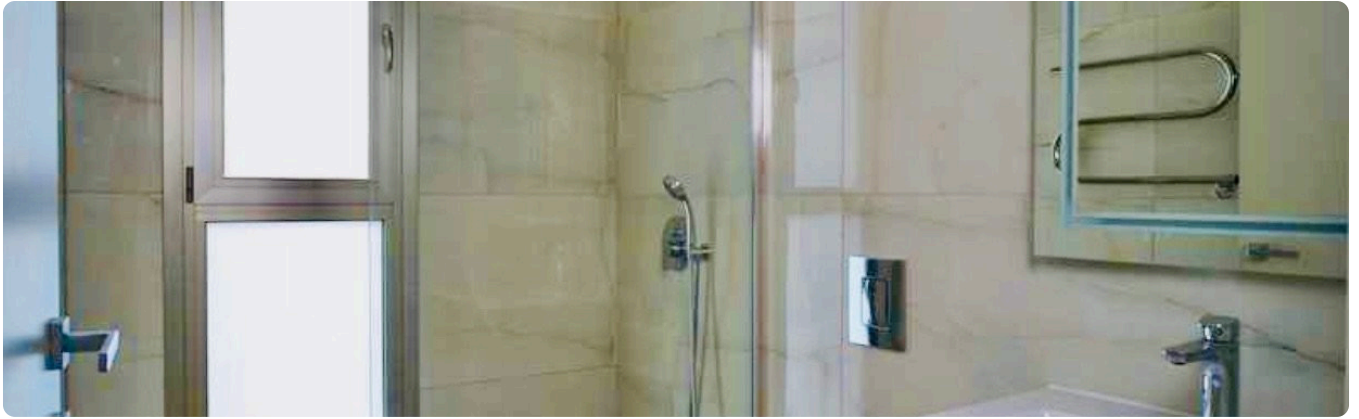




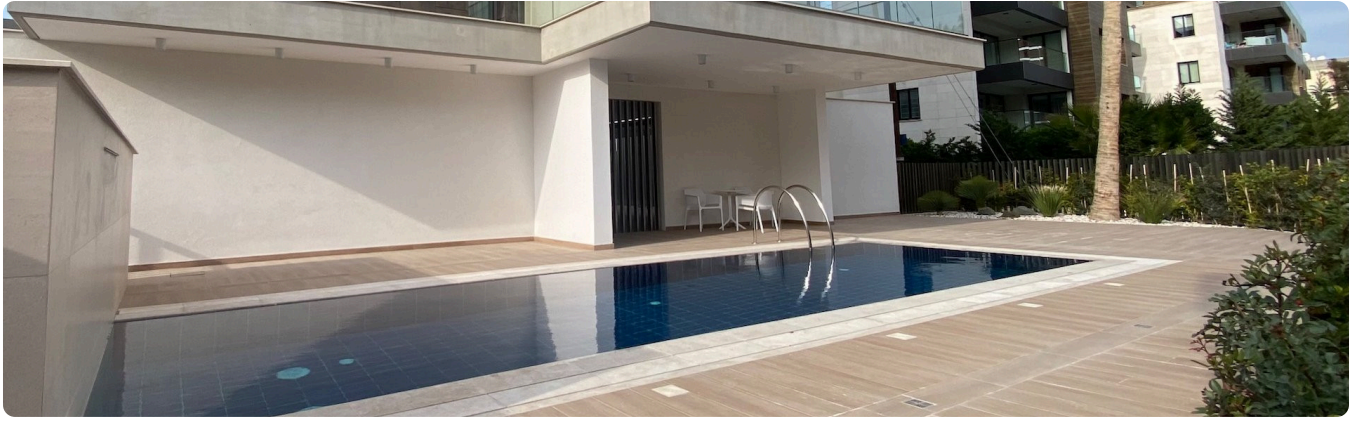












Floor plans

