



Reference 10508

For sale Very Spacious High End 2 Bedroom Apartment

€870,000 +VAT

Germasogia Tourist Area, Limassol

2 Bedrooms

2 Bathrooms

97.09 m² Covered

Description

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

- 2 Bedroom
- 2 Bathrooms
- internal area 97.09 m²
- covered veranda 30 m²
- cover parking

Features:

A saltwater swimming pool with , 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).

Covered veranda	30 m ²
Uncovered veranda	23.54 m ²
Parking spaces	1
Energy efficiency rating	A
Year of construction	2024
Status	Key ready



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 Swimming Pool
- * 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

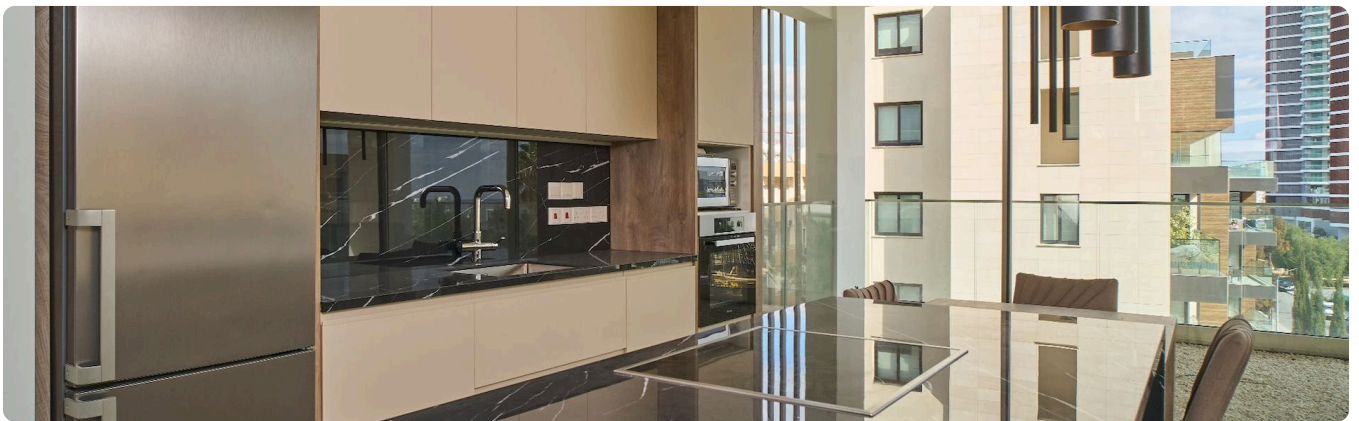
- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Communal, salt water
 - ✓ Elevator
 - ✓ Storage
 - ✓ Gated complex
 - ✓ Landscaped garden
 - ✓ Solar water heater
 - ✓ Solar photovoltaic panels
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Features

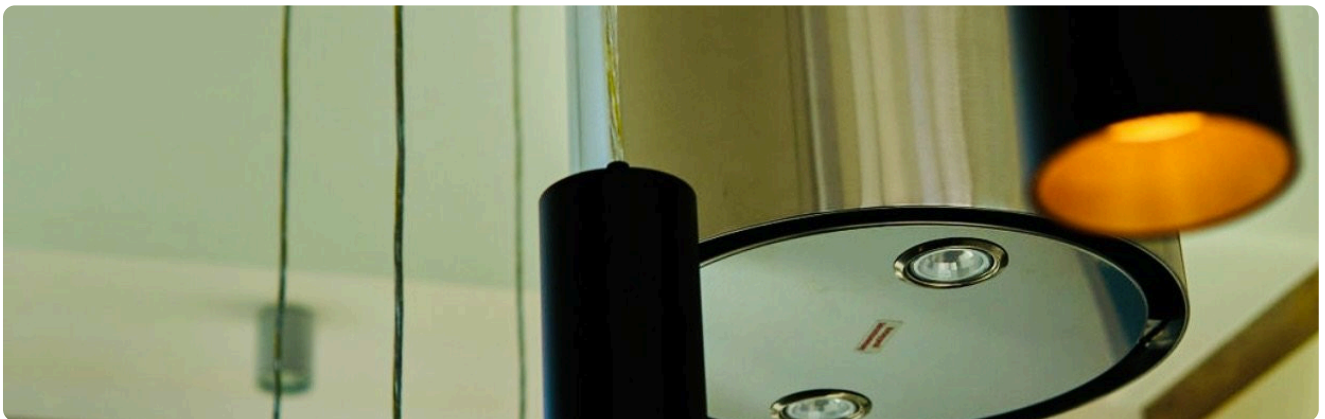
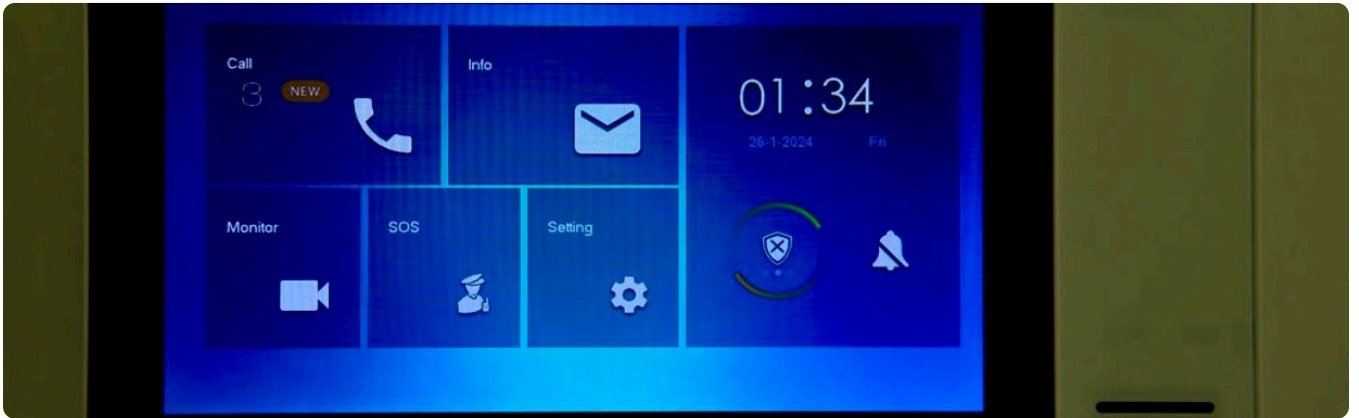
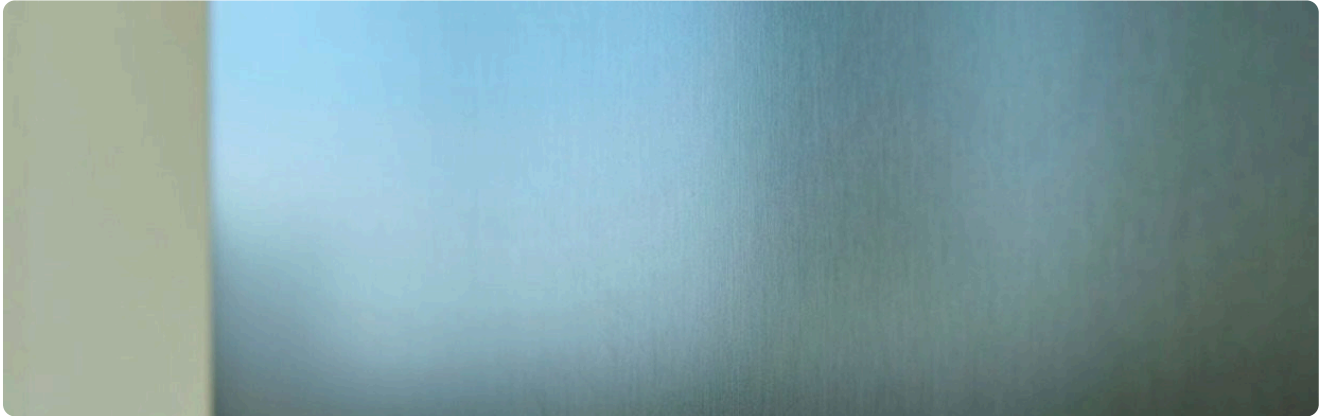
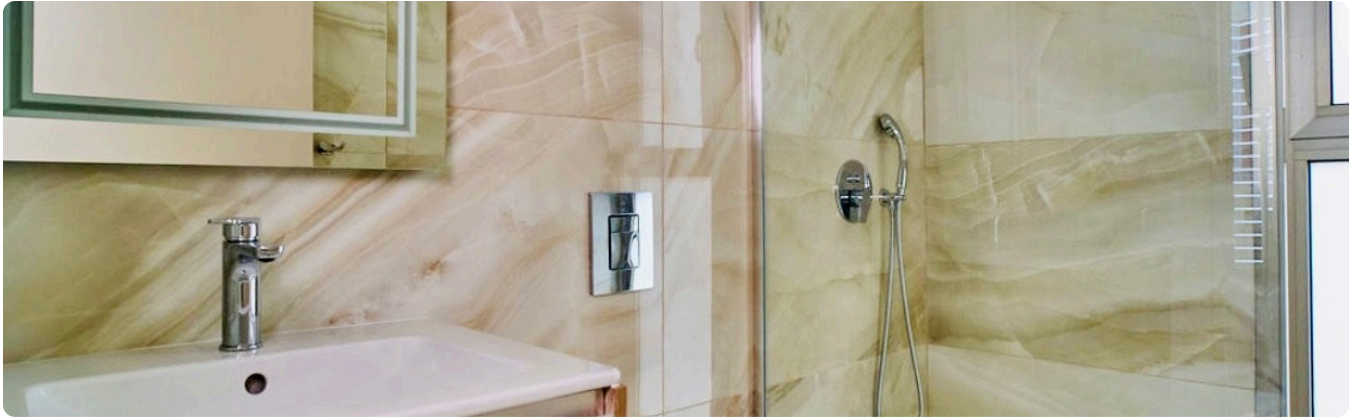
- ✓ Quiet area
 - ✓ Granite countertops
 - ✓ Laminate flooring
 - ✓ Ceramic tiles
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Sea view
 - ✓ Walking distance to beach
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Roof garden
 - ✓ Kitchen appliances
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ City view
 - ✓ 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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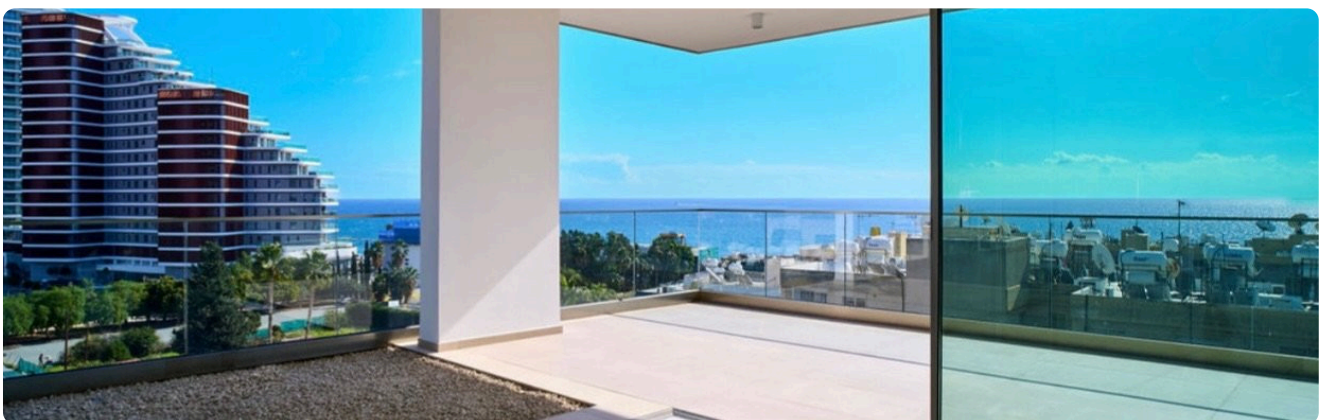
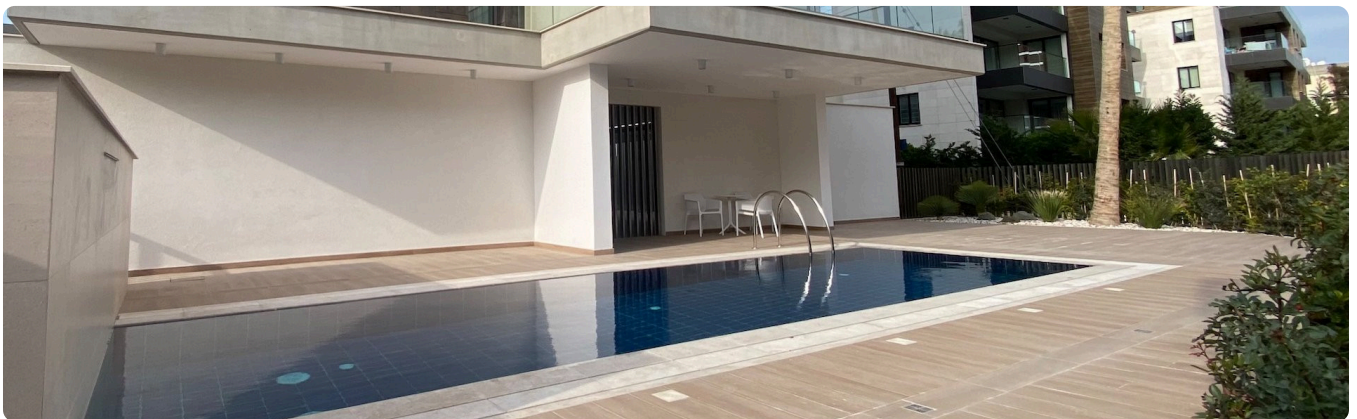
Gallery











Floor plans

