



Reference 10858

Luxury 1 Bed Apartment in Germasogeia, Limassol

**€299,000 +VAT**

Germasogia, Limassol

1 Bedroom | 1 Bathroom | 53 m<sup>2</sup> Covered

## Description

- 1 bedroom
- 1 W/C
- Internal Area 53m<sup>2</sup>
- Covered Verandas 13m<sup>2</sup>
- A/C
- Communal Swimming Pool
- Secure Gated Community
- Club House
- Outdoor Playground & Sports Facilities
- Dog Park
- Residents' Lounge & Co-working
- Gym
- Photovoltaic Panels

Covered veranda	13 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of construction	2027
Status	Under construction



## Facilities

- ✓ Aircondition · Central system
- ✓ Heating · Provision
- ✓ Parking · Covered
- ✓ Pool · Communal
- ✓ Childrens playground
- ✓ Gym
- ✓ Gated complex
- ✓ Solar photovoltaic panels

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## Features

- ✓ Veranda
- ✓ Laminate flooring
- ✓ Ceramic tiles
- ✓ Luxury specifications
- ✓ Modern design
- ✓ Double glazing
- ✓ Open plan
- ✓ Pressurized water system
- ✓ Electric car charger (provision)
- ✓ Easy access to highway
- ✓ Sound insulation
- ✓ Thermal insulation
- ✓ Smart home automation

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## Gallery







## Floor plans

**2 Bedroom Apartment**



Additional garden area (ground floor only) 61-133m<sup>2</sup>

Additional roof garden area (top floor only) 57-58m<sup>2</sup>

Internal area 81-91m<sup>2</sup>

External covered areas 8-20m<sup>2</sup>

External uncovered areas 3-7m<sup>2</sup>

Other Areas 9-20m<sup>2</sup>

Total Covered Area 108-149m<sup>2</sup>

Total Areas 108-261m<sup>2</sup>

Bedrooms 2

Bathrooms 2

Storage room 1

**TYPE A: BLOCK A, BLOCK B**

Living / Kitchen	3.88 x 8.50m
Bedroom 1	3.10 x 3.60m
Bedroom 2	3.05 x 3.60m

**1 Bedroom Apartment**



Additional garden area (ground floor only) 31-124m<sup>2</sup>

Internal area 53-54m<sup>2</sup>

External covered areas 8-14m<sup>2</sup>

Other Areas 6-11m<sup>2</sup>

Total Covered Area 68-78m<sup>2</sup>

Total Areas 68-202m<sup>2</sup>

Bedrooms 1

Bathrooms 1

Storage room 1

**TYPE A: BLOCK A, BLOCK B**

Living / Kitchen	3.85 x 8.80m
Bedroom 1	3.05 x 3.60m



**TYPE B: BLOCK C**

Living / Kitchen	3.85 x 7.70m
Bedroom 1	3.05 x 3.80m
Bedroom 2	3.05 x 3.80m



**TYPE B: BLOCK C**

Living / Kitchen	4.35 x 6.85m
Bedroom 1	3.05 x 3.80m

