



Reference 19227

Luxury 1 Bed Apartment in Germasogeia, Limassol

**€305,000** +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	<b>Under construction</b>



## Facilities

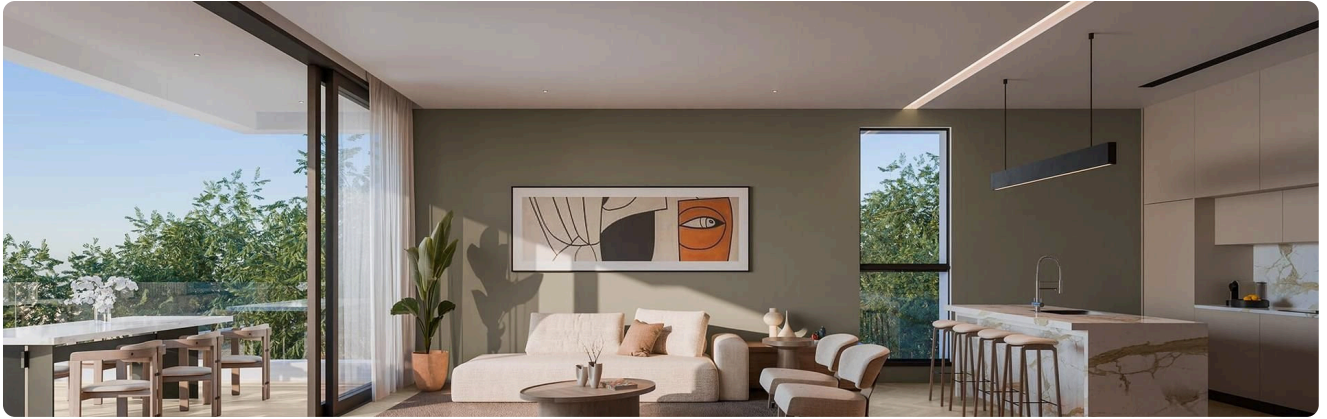
- ✓ Aircondition · Central system
  - ✓ Heating · Provision
  - ✓ Parking · Covered
  - ✓ Pool · Communal
  - ✓ Childrens playground
  - ✓ Gym
  - ✓ Gated complex
  - ✓ Solar photovoltaic panels
- 

## 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

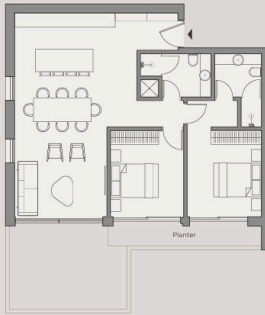






# Floor plans

## 2 Bedroom Apartment

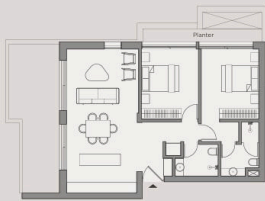


Additional garden area (ground floor only)	61-133m <sup>2</sup>
Additional roof garden area (top floor only)	57-58m <sup>2</sup>
Internal area	81-91m <sup>2</sup>
External covered areas	8-20m <sup>2</sup>
External uncovered areas	3-7m <sup>2</sup>
Other Areas	9-20m <sup>2</sup>
Total Covered Area	108-149m <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



### 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

## 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 6.80m
Bedroom 1	3.05 x 3.60m



### TYPE B: BLOCK C

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

