



Reference 19638

Modern 2-Bedroom Apartment in Germasogeia, Columbia Area **€450,000**

Germasogia, Limassol

2 Bedrooms | 3 Bathrooms | 91 m² Covered

Description

A stylish and spacious 2-bedroom apartment located in the highly sought-after Columbia area of Germasogeia, offering an ideal blend of privacy, comfort, and beautiful views. Situated in an exclusive boutique building of just six residences, this premium resale property represents an exceptional opportunity for both luxury living and investment.

Key Features:

- 2 en-suite bedrooms
- 3 W/Cs
- Internal area: 91 m²
- Covered verandas: 38 m²
- VRV air-conditioning system
- Underfloor heating
- Double-glazed windows
- Private storage room
- Covered parking space

Covered veranda	38 m ²
Parking spaces	1
Energy efficiency rating	A
Year of construction	2022
Status	Resale



Additional Advantages:

- Peaceful location adjacent to a park and green area
- Access to a communal swimming pool
- Quick, easy access to the highway
- Steps away from all daily amenities
- Resale property – Exempt from VAT



Facilities

- ✓ Aircondition · Central system
 - ✓ Heating · Underfloor
 - ✓ Parking · Covered
 - ✓ Pool · Communal
 - ✓ Elevator
 - ✓ Storage
 - ✓ Outdoor shower
 - ✓ Solar water heater
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Features

- ✓ Next to green area
 - ✓ Guest WC
 - ✓ Veranda
 - ✓ Quiet area
 - ✓ Marble flooring
 - ✓ Rental potential
 - ✓ En suite shower
 - ✓ Luxury specifications
 - ✓ Modern design
 - ✓ Near bus route
 - ✓ Near amenities
 - ✓ Kitchen appliances
 - ✓ Alarm system
 - ✓ Double glazing
 - ✓ Open plan
 - ✓ City view
 - ✓ Pressurized water system
 - ✓ Investment opportunity
 - ✓ Door screen
 - ✓ Bright
 - ✓ Balcony
 - ✓ Fitted wardrobes
 - ✓ Entrance gate, automated
 - ✓ Floor-to-ceiling windows
 - ✓ Kitchen island
 - ✓ Pipe-in-pipe plumbing system
 - ✓ Combined kitchen and dining area
 - ✓ Spacious rooms
 - ✓ High ceilings
 - ✓ Easy access to main roads
 - ✓ Easy access to highway
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Gallery









