



Reference 6138

3 Bed Duplex Apartment in Germasogeia, Limassol

**€2,560,000** +VAT

Germasogia, Limassol

3 Bedrooms

4 Bathrooms

152.6 m<sup>2</sup> Covered

## Description

- 3 bedrooms
- 4 W/C
- Internal Area 152.6m<sup>2</sup>
- Covered Verandas 41.4m<sup>2</sup>
- Uncovered Verandas 49.10m<sup>2</sup>
- Yard
- Covered Parking
- Storage
- Underfloor Heating
- Communal Indoor & Outdoor Pool
- Energy Efficiency "A"
- Distance to sea: 500 m

Covered veranda	41.4 m <sup>2</sup>
Uncovered veranda	49.1 m <sup>2</sup>
Parking spaces	1
Energy efficiency rating	A
Year of Construction	2026
Status	Off plan



## Facilities

- ✓ Aircondition · Split system
  - ✓ Parking · Covered
  - ✓ Indoor pool · Communal
  - ✓ Sauna
  - ✓ Landscaped garden
  - ✓ Heating · Underfloor
  - ✓ Pool · Communal
  - ✓ Gym
  - ✓ Storage
- 

## Features

- ✓ Guest WC
  - ✓ Parquet flooring
  - ✓ Luxury specifications
  - ✓ Walking distance to beach
  - ✓ Double glazing
  - ✓ Combined kitchen and dining area
  - ✓ High ceilings
  - ✓ Veranda
  - ✓ En suite Bathroom
  - ✓ Modern design
  - ✓ Near amenities
  - ✓ Open plan
  - ✓ Spacious rooms
  - ✓ Thermal insulation
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## Gallery



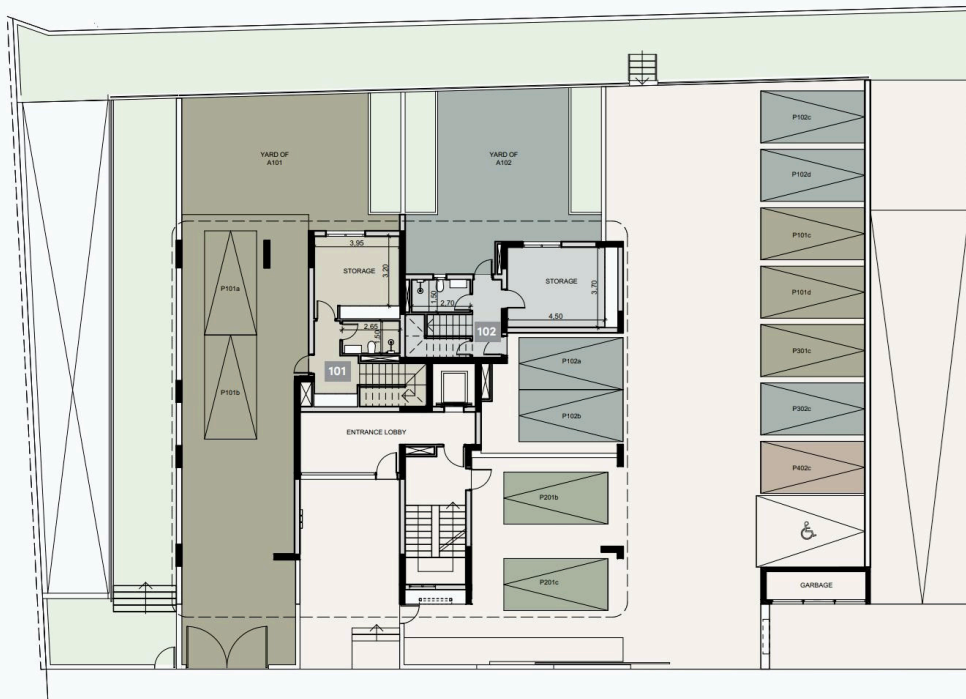


# Floor plans

## basement



## ground floor

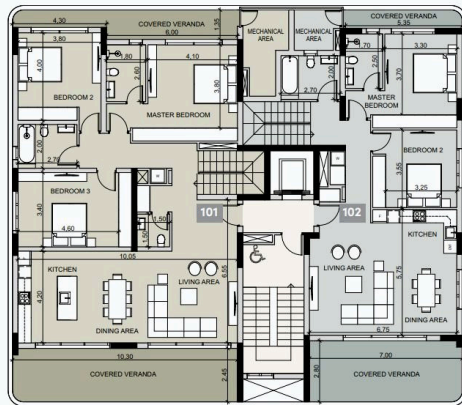


# floor plans



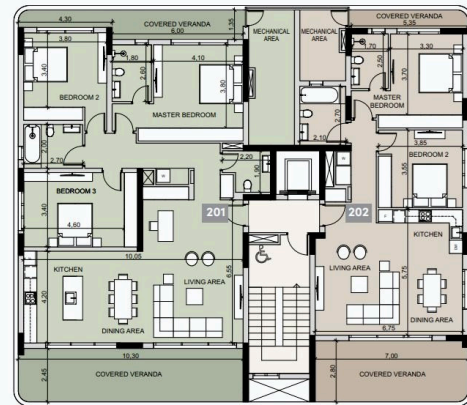
## floor 1

3 BEDROOM	2 BEDROOM
Duplex 101	Duplex 102
Total area 281.69 m <sup>2</sup>	Total area 213.21 m <sup>2</sup>



## floor 2

3 BEDROOM	2 BEDROOM
Apartment 201	Apartment 202
Total area 241.10 m <sup>2</sup>	Total area 170.99 m <sup>2</sup>

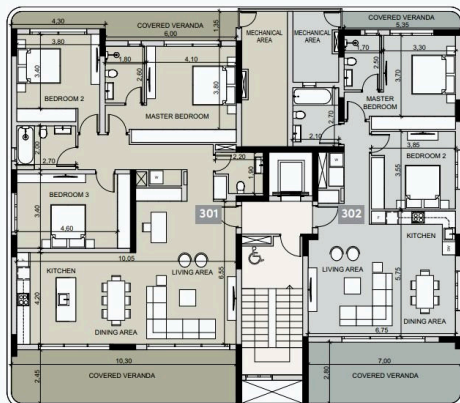


# floor plans



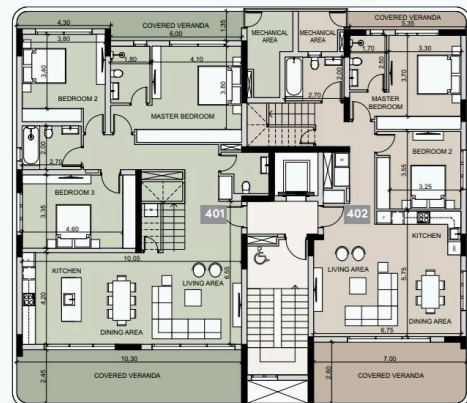
## floor 3

3 BEDROOM	2 BEDROOM
Apartment 301	Apartment 302
Total area 239.45 m <sup>2</sup>	Total area 170.99 m <sup>2</sup>



## floor 4

3 BEDROOM	2 BEDROOM
Duplex 401	Duplex 402
Total area 357.17 m <sup>2</sup>	Total area 319.97 m <sup>2</sup>



# floor plans

## floor 5, roof garden

### 3 BEDROOM

Apartment

401

Roof garden

78.55 m<sup>2</sup>

### 2 BEDROOM

Apartment

402

Roof garden

102.42 m<sup>2</sup>

