



## 2 Bedroom Charming Apartment - Germasoyia, Limassol



### Agenten-Info

Name:	Thekla Papouri
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Name der Firma:	Elegant Cyprus Properties
Land:	Zypern
Erfahrung seit:	2000
Art der Dienstleistung:	Immobilien verkaufen
Spezialgebiete:	Buyer's Agent, Listing Agent, Umzug, Zwangsvollstreckung, Short-Sale-Immobilien, Beratung, Andere
Art der Immobilie:	Wohnungen, Häuser, Gewerbeimmobilien, Grundstück, Landwirtschaft, Mobil/Vorgefertigt, Andere
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Sprachen:	English, Greek
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### Anzeigen-Details

Immobilie für:	Kaufen
Preis:	EUR 473,000

### Standort

Land:	Zypern
Staat/Region/Provinz:	Limassol
Stadt:	Limassol
Veröffentlicht:	27.05.2026
Beschreibung:	

This modern two bedroom apartment is located in the highly sought-after area of Germasoyia, one of Limassol's most desirable residential districts. Germasoyia is known for its excellent infrastructure, convenient access to the city center, proximity to the seafront, and a wide range of amenities including shops, cafes, restaurants, and leisure facilities. The area offers a perfect balance between vibrant city living and a relaxed residential atmosphere, making it ideal for both permanent residence and investment.



The apartment forms part of a brand-new, gated development consisting of two architecturally identical five-storey buildings, thoughtfully designed to mirror each other and create a harmonious sense of balance, elegance, and modern style. The development comprises a total of 36 apartments and offers residents high-quality communal facilities, including a swimming pool for adults and children, a fully equipped communal gym, private parking, and dedicated storage areas.

Situated on the second floor, the apartment welcomes you into a bright open-plan living, dining, and kitchen area, designed to maximize space and natural light. Patio doors from the living area open onto a covered veranda, providing an ideal setting for outdoor relaxation. An additional covered veranda is accessible directly from the kitchen, enhancing both functionality and indoor-outdoor living.

The property features two well-proportioned bedrooms. The master bedroom comes with ensuite facilities and the other bedrooms share a contemporary bathroom.

Additional features include smart home technology, double-glazed windows, provision for air conditioning, and underfloor heating, ensuring year-round comfort and energy efficiency.

This apartment represents an excellent opportunity to acquire a stylish home in a prime Limassol location within a modern and well-appointed development.

### **Property Features:**

- Granite Worktops
- Custom Design kitchens and wardrobes
- Travertine or porcelain flooring
- Provision for AC
- Decorative ceilings with hidden lighting
- Pressured water system



- Solar panels water heating
- Covered Parking
- Smart Home Technology
- Video phone entry system
- Storage room

#### **Development Features:**

- Gated secured Complex
- CCTV for all common areas
- Communal overflow pool
- Communal children's pool
- Communal gym
- Communal Playground



- Fully landscaped garden areas

## Distances:

- Walking distance to restaurants
- Walking distance to supermarket
- 3 minutes' drive to the beach

Neu: Ja

## Allgemein

Schlafzimmer: 2  
Badezimmer: 2  
Fertige m<sup>2</sup>: 91 m<sup>2</sup>

## Versorgungsdetails

Heizung: Ja

## Gebäudedetails

Außen-Ausstattung: Pool

## Mietbedingungen

Verfügbar ab:

## Kontaktinformation

IMLIX ID: IX8.506.413



IMLIX

**IMLIX Immobilienmarkt**  
<https://www.imlix.com/de/>

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