



## 1 Bedroom Modern Apartment - Germasoyia, Limassol



### Information de l'agent

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|-------------------|--|
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| Nom de compagnie: | Elegant Cyprus Properties  |
| Pays:             | Chypre   |
| Expérience since: | 2000   |
| Type de service:  | Selling a Property   |
| Specialties:      | Buyer's Agent, Listing Agent, Relocation, Foreclosure, Short-Sale, Consulting, Other       |
| Property Type:    | Apartments, Houses, Commercial Property, Land lot, Agriculture, Mobile/Manufactured, Other |
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### Détails de l'annonce

|              |               |
|--------------|---------------|
| Propriété à: | Vendre        |
| Prix:        | USD 384,217.9 |

### Location

|                       |            |
|-----------------------|------------|
| Pays:                 | Chypre     |
| État/Région/Province: | Limassol   |
| Ville:                | Limassol   |
| Soumis:               | 27/05/2026 |
| Description:          |            |

This modern one-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 fourth 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 one well-proportioned bedroom and a contemporary bathroom, finished to a high standard.

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

Nouveau: Oui

## Commun

Chambres: 1  
Salle de bains: 1  
Pied carré fini: 56 m<sup>2</sup>

## Utility details

Heating: Oui

## Building details

Outdoor Amenities: Pool

## Lease terms

Date Available:

## Contact information

IMLIX ID: IX8.506.412



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