

#23947

# Three Bedroom Apartment in Germasogeia

📍 Germasogeia Tourist Area, Limassol

€2,589,801









# Overview

## Specifications

Bedrooms

 3


Bathrooms

 2

Covered

 154 m<sup>2</sup>

Type	<b>Apartment</b>
Toilets	<b>3</b>
Covered veranda	<b>36 m<sup>2</sup></b>
Status	<b>Completed</b>

Year of construction	<b>2026</b>
Furnished	<b>Partially furnished</b>
Energy efficiency rating	 <b>A</b>

## Description

Three bedroom apartment in Germasogeia, located on the first sea line in Limassol, offering breathtaking views across the sandy beach and the Mediterranean Sea.

The apartment will consist of an open-plan kitchen with an island, living room, and dining area, three bedrooms (the main with en-suite facilities and a walk-in closet), a family bathroom, a guest toilet, and a covered veranda.

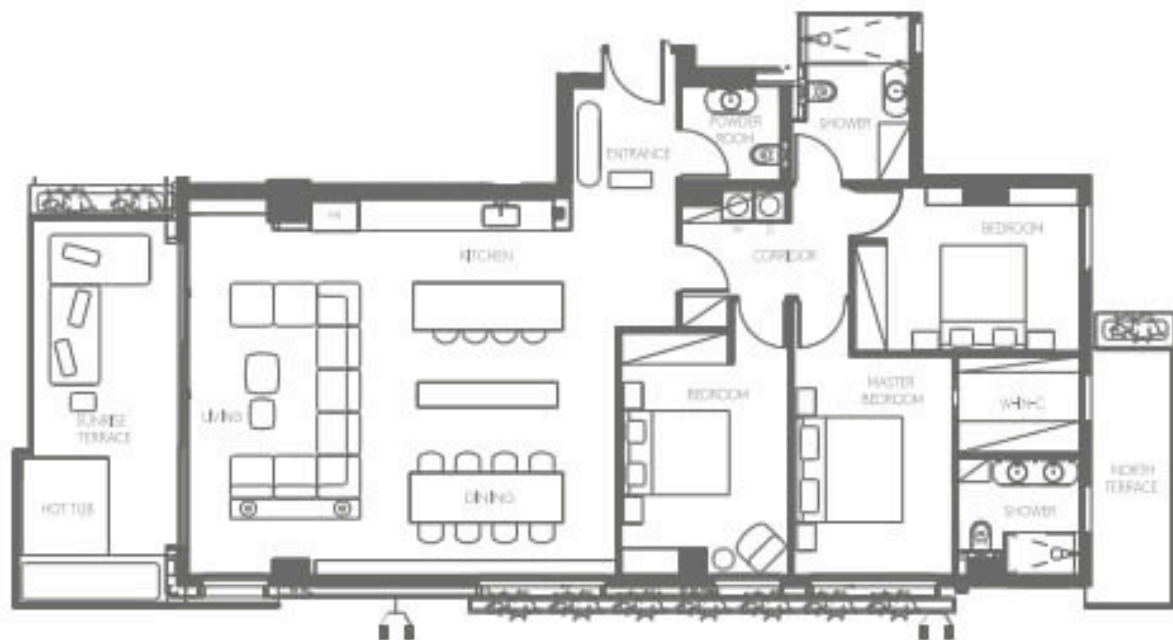
The spacious living area includes a deluxe corner sofa, a marble-top dining table ideal for entertaining, and a bespoke fitted kitchen with a preparation island and breakfast bar.

Smart & Technical Specifications:

- Provisions for keyless entry via Bluetooth-enabled mobile devices
- High-speed FTTH fiber connection with buyer's choice of ISP
- Smart lighting control system (DALI protocol) with dimmable LED lights
- Smart control system for electric blinds and curtains
- Central home automation system (local touch panels & remote access) controlling HVAC, lighting, audio/HD video distribution and shades
- Hybrid wired/wireless intruder alarm system with fire alarm sensors
- VRV heat pump air-conditioning system for cooling and underfloor heating
- Electric heated towel rails in all bathrooms
- Low-noise ventilation system in all bathrooms
- Independent hot water system with circulation system
- Independent smart water meter



# Floor plans



HT: Hot Tub | W: Wardrobe | WD: Washer Dryer | PR: Powder Room



# Additional information

## Facilities

Aircondition, Split system

Gated complex

Indoor pool, Communal

Sauna

Storage

Clubhouse

Gym

Parking, Covered

Solar photovoltaic panels

Elevator

Heating, Underfloor

Pool, Communal

Spa

## Features

CCTV

Combined kitchen and dining area

Easy access to main roads

Energy efficient doors/windows

Floor-to-ceiling windows

Heart of city center

Luxury specifications

Near amenities

Own water supply

Pool view

Sea front

Spacious rooms

Walk-in closet

Ceiling fans

Double glazing

Electric car charger (provision)

Entrance gate, automated

Garden, large

Home cinema

Modern design

Near bus route

Panoramic view

Pressurized water system

Sea view

Utility room

Walking distance to beach

Ceramic tiles

Easy access to highway

En suite bathroom

Entrance hall

Granite countertops

Lobby

Municipal water/sewage

Open plan

Pipe-in-pipe plumbing system

Rental potential

Smart home automation

Veranda, back

Wooden flooring

## Contact us



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