

#23947

Three Bedroom Apartment in Germasogeia

📍 Germasogeia Tourist Area, Limassol

€2,589,801





Overview

Specifications

Bedrooms	Bathrooms	Covered
 3	 2	 154 m ²
Type	Apartment	Year of construction
Toilets	3	Furnished
Covered veranda	36 m ²	Energy efficiency rating
Status	Completed	 A

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.

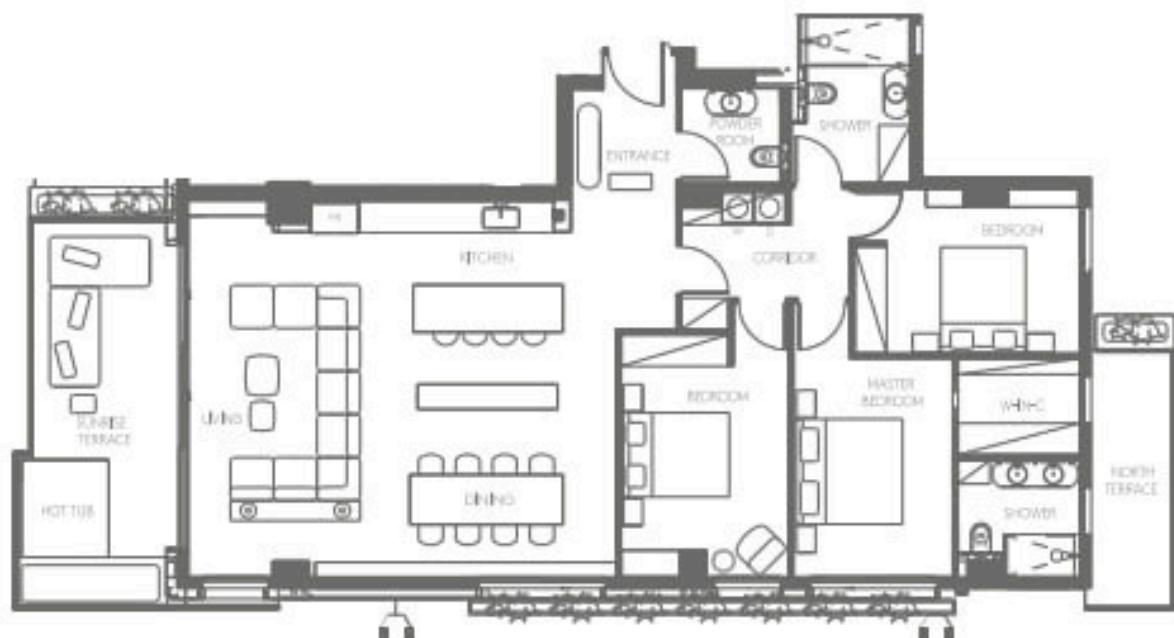
The apartment will consist of an open-plan kitchen with an island, living room, and dining area, three bedrooms (the main with en-suite facilities and a walk-in closet), a family bathroom, a guest toilet, and a covered veranda.

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	Clubhouse	Elevator
Gated complex	Gym	Heating, Underfloor
Indoor pool, Communal	Parking, Covered	Pool, Communal
Sauna	Solar photovoltaic panels	Spa
Storage		

Features

CCTV	Ceiling fans	Ceramic tiles
Combined kitchen and dining area	Double glazing	Easy access to highway
Easy access to main roads	Electric car charger (provision)	En suite bathroom
Energy efficient doors/windows	Entrance gate, automated	Entrance hall
Floor-to-ceiling windows	Garden, large	Granite countertops
Heart of city center	Home cinema	Lobby
Luxury specifications	Modern design	Municipal water/sewage
Near amenities	Near bus route	Open plan
Own water supply	Panoramic view	Pipe-in-pipe plumbing system
Pool view	Pressurized water system	Rental potential
Sea front	Sea view	Smart home automation
Spacious rooms	Utility room	Veranda, back
Walk-in closet	Walking distance to beach	Wooden flooring

Contact us



Yuliia Borodina

📞 (+357) 94315260

✉️ yuliia@synergyestates.cy

