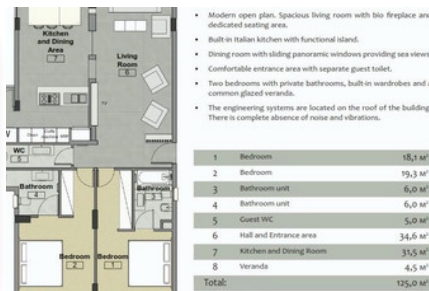


# BEACHFRONT APARTMENT IN GERMASOGEIA TOURIST AREA - 2 BEDROOM

## #1262

€875,000

€975,000



- Modern open plan. Spacious living room with bio fireplace and dedicated seating area.
  - Built in Italian kitchen with functional island.
  - Dining room with sliding panoramic windows providing sea views.
  - Comfortable entrance area with separate guest toilet.
  - Two bedrooms with private bathrooms, built in wardrobes and a common glazed veranda.
  - The engineering systems are located on the roof of the building. There is complete absence of noise and vibrations.
- |        |                         |                      |
|--------|-------------------------|----------------------|
| 1      | Bedroom                 | 18,1 m <sup>2</sup>  |
| 2      | Bedroom                 | 19,3 m <sup>2</sup>  |
| 3      | Bathroom unit           | 6,0 m <sup>2</sup>   |
| 4      | Bathroom unit           | 6,0 m <sup>2</sup>   |
| 5      | Guest WC                | 5,0 m <sup>2</sup>   |
| 6      | Hall and Entrance area  | 34,6 m <sup>2</sup>  |
| 7      | Kitchen and Dining Room | 31,5 m <sup>2</sup>  |
| 8      | Veranda                 | 4,5 m <sup>2</sup>   |
| Total: |                         | 125,0 m <sup>2</sup> |



 Bedrooms: 2

 Bathrooms: 2

 Covered: 125m<sup>2</sup>

 Status: Resale

 Energy efficiency rating: A



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P R O P E R T Y F O R S A L E

# BEACHFRONT APARTMENT IN GERMASOGEIA TOURIST AREA - 2 BEDROOM

## OVERVIEW



Limassol, Germasogeia Tourist Area



Apartment



1262

## DESCRIPTION

Don't miss the opportunity to own this luxury, fully furnished apartment, located on the beach in a relict grove, in one of the most popular and comfortable areas of Limassol, near Dassoudi Park. The apartment, with a total area of 125m<sup>2</sup> is convenient for permanent residence and for an unforgettable holiday at any time of the year. The design of the apartments is concise, simple, and ideal, where the interior itself becomes functional. The open plan combines a bright and cozy living room with a spacious dining room and kitchen. The dining area with panoramic windows is easily transformed into an open terrace surrounded by eucalyptus trees. The stylish modern interior of the apartment is decorated in light colors with natural materials. The main role in the design of the apartment is played by verified rectilinear forms. Built-in glossy cabinets and kitchen exterior panels are an extension of the walls, smoothing the boundaries, creating a sense of open space. The clear contours of the upholstered furniture complement the elegant and modern design of the apartment. The use of solid wood creates an atmosphere of warmth and comfort. The rooms are as functional as possible, there is a sense of order in everything. Modern trends in the design of bedrooms tend towards freshness and space. The bio-fireplace in the center of the apartment is a good solution for long cozy evenings in the living room. The apartment is situated on the second floor in a 5-storey building after major renovation. Private parking place in the internal parking area is provided.

## FACILITIES

Aircondition, Central system

Heating, Underfloor

Parking, Covered

Solar water heater

## FEATURES

Smart home automation

Thermal insulation

Combined kitchen and dining area

Fitted wardrobes

Alarm system

Wooden flooring

Double glazing

Guest WC

Veranda

Rental potential

En suite bathroom

Luxury specifications

Sea front

Walking distance to beach

Near bus route



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