

#1122

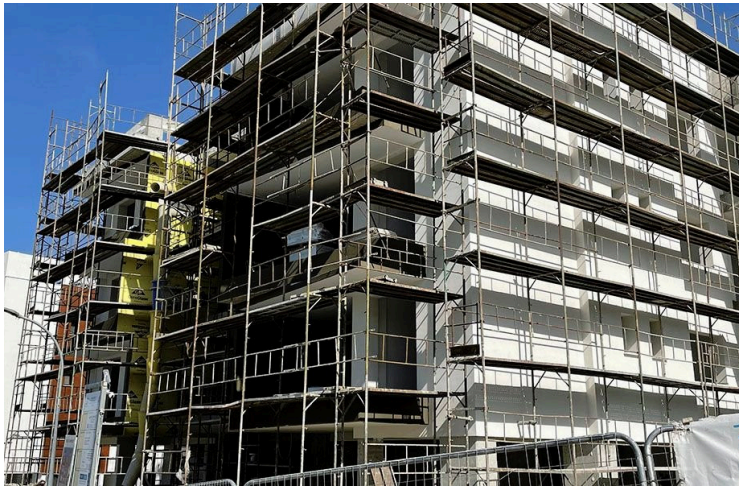
# One bedroom apartment in Germasogeia area

 Germasogeia, Limassol

**€254,900** +VAT







# Overview

## Specifications

Bedrooms



1

Covered

50 m<sup>2</sup>

Type **Apartment**

Showers **1**

Status **Under construction**

Year of construction **2023**

Furnished **Unfurnished**

Energy efficiency rating **A**

## Description

A modern residential apartment building in the new developing and growing area of Germasogeia, in the District of Limassol, Cyprus. The project is a 4-storey building including a ground floor with covered parking, 15 luxury apartments with a mix of 1 & 2 bedrooms and large covered verandas.

All apartments have a modern concept with a large open layout, custom made kitchen cabinets, built-in wardrobes, large double-glazing windows and much more. Each apartment includes a private storage room and covered parking.

- Energy efficiency category A.
- Reinforced concrete frame, designed to local earthquake codes and regulations.
- External wall blocks of 25 cm thickness for high insulation with additional 8 cm of thermal insulation.
- Entrance doors - security door class 4, internal & externally laminate, Fireproof 45 min.
- Interior doors – Finish in laminate mat, solid wood door frame.
- Aluminium thermal windows with double glazing, low emissivity, embedded handles.
- Melamine cabinets with choice of colours for doors and choice of handles.
- MRL elevator with internal cabinet finished with stainless steel.
- Choice of artificial marble/quartz countertops.
- Stainless steel single bowl sink with modern single lever pull-out kitchen faucet.
- Large luxurious “marble looking” porcelain tiles in living room, dining room, kitchen & corridors.
- Luxurious “marble looking” porcelain tiles in bathroom floors.
- Quality laminated parquet fitted over acoustical membrane in bedroom floors.
- Kitchen backsplash with porcelain tiles.
- Internal light fixtures through the apartment.
- Pendant lights above kitchen island.
- High quality modern fixtures, brands such as LAUFEN & GROHE.





# Floor plans

Flat 104 / 204\* / 304



Flat 105 / 205 / 305



Flat 102 / 202\* / 302



Flat 103 / 203 / 303



# Additional information

## Facilities

Aircondition, Provision

Elevator

Heating, Provision

Parking, Covered

## Features

Balcony

Bright

Central TV system

Easy access to highway

Easy access to main roads

Quiet area

Rental potential

Shower

## Contact us



**Pavlos Konialis**

 [pavlos@totalviewhomes.com](mailto:pavlos@totalviewhomes.com)

