

#1220

# Luxurious Living in Germasogeia Village- 2 bedroom

 Germasogeia, Limassol

**€310,000** +VAT







# Overview

## Specifications

Bedrooms



Bathrooms



Covered

**80 m<sup>2</sup>**

Type

**Apartment**

Status

**Under construction**

## Description

an exclusive development of 8 high-quality residential apartments nestled in the peaceful and highly sought-after area of Germasogeia village. Designed with modern living in mind and built to EU standards, these residences combine luxury, comfort, and convenience, offering an exceptional lifestyle just minutes away from the amenities of Limassol.

Interior Features:

Elegant European laminate parquet flooring in the kitchen, living areas, and bedrooms.

Stylish European ceramic floor tiles in the bathrooms and balconies.

Top-quality European sanitary ware ensuring a touch of sophistication.

Thermal double-glazing aluminum window frames for optimal insulation and energy efficiency.

High-quality carpentry made from Cypriot melamine with soft-closing systems.

Luxurious European natural granite countertops and backsplashes in the kitchens.

Hidden rolling shutters in all bedrooms for convenience and privacy.

Building Specifications:

Energy Class A+ for sustainability and reduced energy consumption.

Gated, covered parking for secure and private vehicle storage.

Smart intercom system for enhanced communication and access control.

State-of-the-art alarm and camera system installed in each apartment for peace of mind.

Photovoltaic system for each apartment, contributing to energy efficiency and lower costs.

Split air conditioning in all livable areas, ensuring year-round comfort.

Electrical central heating with radiators for efficient and cozy warmth during cooler months.

Prime Location: Phaethon Residences is conveniently located just a 5-minute drive from the Agios Athanasios and Germasogeia roundabouts, offering quick access to Limassol's main arteries. The area is well-serviced with nearby supermarkets, pharmacies, hospitals, and both public and private schools, making it an ideal location for families and professionals alike.



# Additional information

## Facilities

Aircondition, Split system

Elevator

Gated complex

Heating, Split system

Parking, Covered

Solar photovoltaic panels

Storage

## Features

Alarm system

Balcony

Bright

Combined kitchen and dining area

Double glazing

Entrance gate

Modern design

Near amenities

## Contact us



**Pavlos Konialis**

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

