**A UNIQUE 2 BEDROOM GROUND FLOOR APARTMENT IN GERMASOGIA VILLAGE LIMASSOL**

A truly unique offering this nearly new 2 bedroom apartment offers a great opportunity to develop into a 4 bedroom apartment if the new owner so chooses!

As offered now this super apartment is 85m2 in size with two bedrooms, a master en suite, parquet floors in bedrooms, high quality bathroom and kitchen fittings, provisions for air condition units, provision for central heating, provision for alarm system and provisions for satellite television and wireless net.

What is unique with this apartment is that it owns another 85m2 of area outside the apartment, as seen in the photos, and that space can be build and be part of the apartment. ***That action will increase the living area of the apartment to 170m2 with perhaps 4 bedrooms or even more subject to the owner’s wishes and design choice!***

Depending on the owner’s demands on the materials and design used the basic costs to attach this open area to the apartment is estimated at around **€15,000 – €20,000.**

Of course there is no obligation for this to be done as the new owner will perhaps be happy to just have all this private open space outside his apartment for relaxation or extra parking.

This superb apartment is located in a quiet residential area of Germasogia Village close to local amenities and it’s only a few minutes drive to the Germasogia Highway and the Limassol coastal road.

Architectural Plans of the apartment are available to facilitate this action and estimates can be given from bona fide builders or the builders of the block or from builders chosen by the buyer.

**Price: €145,000 – Title Deeds Ready!**

For a viewing and more details please call the number below:

**Contact: Tony**

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