

bbf:

: nest

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city	Limassol
area	Germasogeia Village
stage	planned
delivery	Q2'29
distance to sea, m	3000
property type	apartment
Nº	A106
block	A
floor	1
bedrooms	1
parking slots	1
indoor area, m ²	50.35
cov. veranda, m ²	14
total area, m ²	64.35
saleable area, m ²	64.35
price	276 000 € + VAT

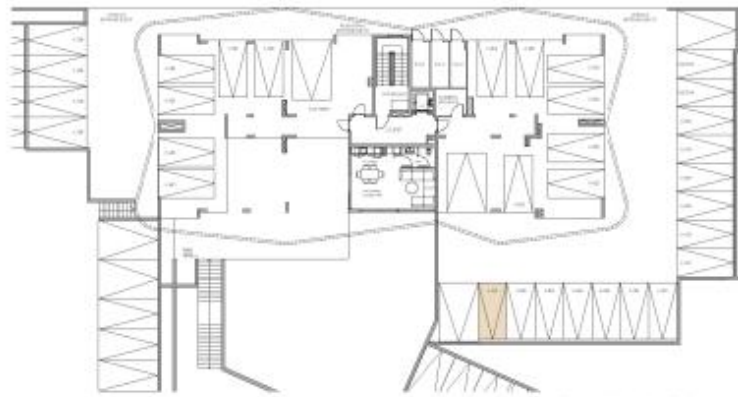
Areas and floor plans shown above may vary slightly upon issuance of relevant authority permits. Images are for illustrative purposes only. Furniture and interior items are generally not included.

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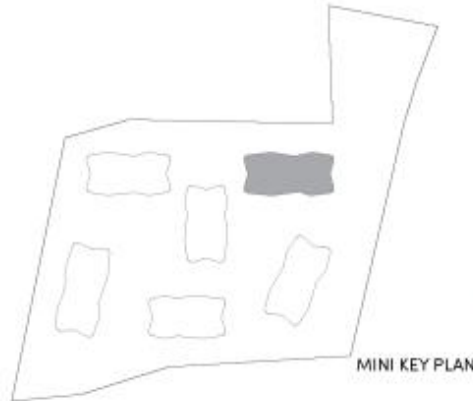
Block A
Apartment A106



GROUND FLOOR PLAN



APARTMENT A106



MINI KEY PLAN



NORTH VIEW



1st FLOOR PLAN

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Nest is a contemporary residential development designed to offer a calm, comfortable and well-balanced living experience in one of Limassol's most desirable districts.

- Modern residential concept designed for everyday comfort
- City and sea views
- Quiet and established residential district in high demand
- Spacious layouts with natural light and generous verandas
- High construction quality and contemporary technical specifications
- Lifestyle amenities: pool, gym, sauna, co-working, children's spaces

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The apartments are designed with durable, modern finishes that ensure comfort, quality, and timeless style:

- Reinforced concrete structure with thermal-insulated exterior walls
- Laminate parquet flooring in living areas and bedrooms; ceramic tiles in bathrooms and verandas
- Contemporary melamine kitchen cabinets and wardrobes with clean, functional layouts
- Artificial granite kitchen worktop with tiled backsplash
- High-performance ALUMIL thermal aluminum frames and double-glazed windows
- Chrome-finish sanitary ware and mixers
- Provision for split A/C units and underfloor heating

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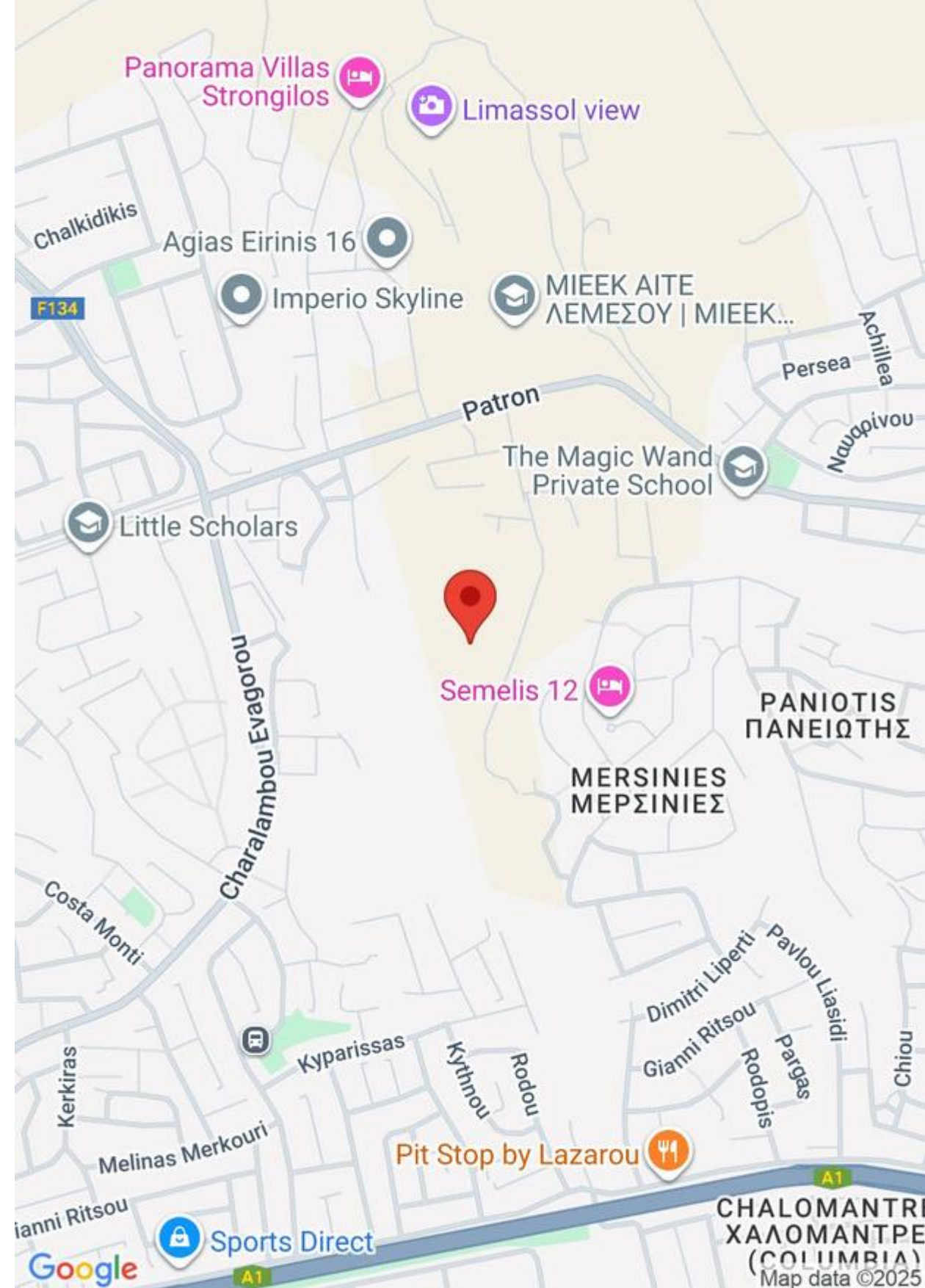


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Nest is situated in a well-established residential district known for its balance of accessibility and privacy. The area provides direct access to Kolonakiou Avenue, the highway, international schools, supermarkets, restaurants, fitness facilities and essential services.

While centrally connected, the neighbourhood maintains a calm residential atmosphere. The coastline and beaches are also nearby, offering easy access to seaside leisure, walking routes and outdoor recreation.

This makes the location highly suitable for both permanent living and investment.



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