

## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

2 Bedroom Apartment - Luxury Living with Unobstructed Sea Views X

This 2-bedroom apartment is located in a high-quality residential building where all apartments enjoy unobstructed sea views, offering an elevated coastal lifestyle combined with strong investment potential. Designed for comfort, security, and modern living, the residence is ideal for both homeowners and investors seeking high rental yields.

### The Building

The development is a gated and secured community built to high construction and energy standards. It features Energy Efficiency Class A with full thermal insulation, ensuring year-round comfort and reduced energy consumption.

Residents benefit from a...

### Property Info

Covered Area	<b>109</b>
Covered Veranda	<b>23</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>5</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number	<b>5496</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>

### Amenities

Amenities	Location
• Parking	<b>Location:</b> Germasogeia Coordinates: <b>34.703902297267 / 33.077381813493</b>

Region: **Limassol**

## Price: €455 000 + VAT

VAT for this property is **€22,750** or **€86,450**. VAT usually is 19%. If it is your first purchase of property, you can have VAT reduced to 5% for the first 150sq.m. of the property.

VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 174.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

- €445 000 on Nov 26, 2023
- €455 000 on May 27, 2024
- €445 000 on Jul 28, 2024
- €455 000 on Oct 16, 2024



