

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

Contemporary 2-Bedroom Apartments in Germasogeia, Limassol

This boutique three-storey building of just four residences offers an exclusive collection of modern 2-bedroom apartments, perfectly positioned in one of Limassol's most desirable neighborhoods. Located in a peaceful residential enclave in Germasogeia, only 2 km from the nearest organized sandy beach, the property combines urban convenience with coastal charm. Everyday amenities, including supermarkets, shops, banks, and restaurants, are within 1 km, while easy access to the highway ensures seamless commuting.

### Interiors & Finishes

Every detail has been designed to meet the highest standards of urban Medite...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>121</b>			Reference Number	<b>3907</b>
Total Number of Floors	<b>3</b>			Property type	<b>Apartment</b>
Energy Efficiency	<b>A</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2022</b>
				Bathrooms	<b>3</b>

Amilities	Location	Region
• Parking	<b>Location:</b> Germasogeia <b>Coordinates:</b> <b>34.711570555349 / 33.08425</b>	<b>Limassol</b>

## Price: €474 000 + VAT

VAT for this property is **€23,700** or **€90,060**. 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>€3 917.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€620 000 on Dec 14, 2023  
€527 000 on Mar 13, 2024  
€620 000 on Mar 22, 2024  
€527 000 on Apr 25, 2024  
€474 000 on Jul 24, 2025



