

## 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

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>138</b>            |
| Floor Number           | <b>2</b>              |
| Total Number of Floors | <b>3</b>              |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>3914</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2022</b>      |
| Bathrooms         | <b>3</b>         |

#### Amenities

- Parking

#### Location

**Location:** Germasogeia  
Coordinates: **34.711570555349 / 33.08425**

Region: **Limassol**

## Price: €543 000 + VAT

VAT for this property is **€27,150** or **€103,170**. 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>€3 935.00/m²</b> |                 |             |

## Representative: MySpace

|                                   |              |            |   |
|-----------------------------------|--------------|------------|---|
| Registration number               | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                   |
| License number                    | <b>1047</b>  | Legal name | <b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: +35795129336, +35799409010 |              |            |   |

## Price change history

€780 000 on Dec 14, 2023  
€603 000 on Mar 13, 2024  
€780 000 on Mar 22, 2024  
€603 000 on Apr 25, 2024  
€543 000 on Jul 24, 2025



