


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

Welcome to a unique opportunity to own a stylish and spacious 2-bedroom apartment of a new gated community — nestled in an elevated location offering panoramic views, premium amenities, and resort-style living in one of Limassol's most desirable residential areas. 

Located on the 1st floor, this beautifully designed apartment combines modern elegance with practical luxury, featuring a private rooftop garden, generous outdoor spaces, and carefully selected finishes throughout.

Property Specifications:

Internal Covered Area: 92 sqm

Covered Veranda: 24 sqm

Roof Garden + Storeroom: 24 sqm

Roof Garden Veranda: 31 sqm

Total Covered Area: 175 s...

### Property Info

Covered Area	<b>175</b>
Furnishing	<b>Unfurnished</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>17671</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates: 34.7121004 / 33.083121**

**Price: €625 000 + VAT**

VAT for this property is **€43,750** or **€118,750**. 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>€3 571.00/m²</b>		

**Representative: FOX**

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**Price change history**

€545 000 on Dec 18, 2023  
€575 000 on Jan 11, 2024  
€615 000 on Apr 5, 2024  
€625 000 on Nov 18, 2025









