

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

Welcome to a unique opportunity to own a stylish and spacious 2-bedroom apartment in the 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 2nd 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: 104 sqm

Covered Veranda: 17 sqm

Roof Garden + Storeroom: 23 sqm

Roof Garden Veranda: 34 sqm

Total Covered Area: 17...

Property Info	Plot / Area Info		Additional info	
Covered Area	<b>178</b>			Reference Number
Furnishing	<b>Unfurnished</b>	Pool	<b>Yes</b>	Property type
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Condition
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms
				<b>2</b>

Amenities	Location	Region
• Guest WC	<b>Location:</b> Germasogeia <b>Coordinates:</b> 34.7121004 / 33.083121	<b>Limassol</b>

## Price: €595 000 + VAT

VAT for this property is **€42,853** or **€113,050**. 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 Price per SQM	<b>None</b> <b>€3 343.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€525 000 on Dec 18, 2023  
€545 000 on Jan 11, 2024  
€585 000 on Apr 5, 2024  
€595 000 on Nov 18, 2025









