

## 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

Covered Area	<b>178</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>17673</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: €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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 343.00/m²</b>		

## 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>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## 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

















