

## 2 Bedroom Apartment for Sale in Limassol District

A new project is located in a quiet neighborhood of Germasogeia.

The project consists of 11 apartments.

The residents will enjoy a swimming pool with beautiful gardens.

### Key Features

700 meters to the sandy beach

High ceilings 3.15 meters

Security entrance doors

Intercom system

Water heated floors

VRV air conditioning

Thermal aluminum window frames with double glazing

Class of energy efficiency: A

### AVAILABILITY

Apartment 1st floor

Internal area 90,4 sq.m.

Covered veranda 33 sq.m.

Delivery date: August 2026

### Property Info

Covered Area	<b>123</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>45726</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>2</b>

### Amenities

### Location

Sep 14, 2025

1/5

<https://index.cy/sale/3236523>

Region: **Limassol**

## Price: €830 000 + VAT

VAT for this property is **€41,500** or **€157,700**. 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>€6 748.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€690 000 on May 26, 2024  
 €810 000 on Jan 8, 2025  
 €830 000 on Jul 19, 2025





