

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

Reference ID: #SA34650 Price details: €360,000 +VAT This elegant 2-bedroom apartment is situated in a privileged area in Germasogeia. Located on the first floor of a small apartment building and offering a spacious 82 sqm of interior living space, it also boasts a generous 14 sqm balcony, perfect for outdoor relaxation. Located on the first floor of a small apartment building, this property provides both convenience and privacy. Additionally, it includes a dedicated parking space for your vehicle. Key Features:- Prime location in Germasogeia- Spacious 2-bedroom layout- Large balcony- Private parking space- 1.8 kW photovoltaic panels for energy efficiency

### Property Info

Covered Area	<b>96</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>No</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA34650</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

**Location:** Germasogeia  
 Coordinates: **34.719028286719 / 33.067680334831**

Region: **Limassol**

## Price: €360 000 + VAT

VAT for this property is **€18,000** or **€68,400**. 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>€3 750.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€340 000 on Aug 6, 2024  
 €325 000 on Sep 26, 2024  
 €360 000 on Mar 16, 2025

