

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

Reference ID: #SA34624 Price details: €405,000 +VAT This Luxurious 2-bedroom apartment project is located in Germasogeia area of Limassol. This prime location provides for both tranquillity and accessibility as the property is located close to schools, to the city centre and the beautiful Limassol coastline. Two bedroom apartments are designed for comfort and style, they contain spacious interior spaces and its top floor apartments have also stunning sea and city views. All apartments enjoy spacious living areas, modern kitchens, en-suite bathroom and private balconies. This project is ideal for a family wishing to live in a quiet yet central location but also as an investment opportunity...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>106</b>         |
| Covered Veranda   | <b>10</b>          |
| Floor Number      | <b>1</b>           |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA34624</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>1</b>                  |

### Amenities

- Storage room

### Location

**Location:** Germasogeia  
Coordinates: **34.720075665657 / 33.083066384126**

Region: **Limassol**

## Price: €405 000 + VAT

VAT for this property is **€20,250** or **€76,950**. 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>€3 821.00/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: +35777000111 |              |            |                                |

## Price change history

€405 000 on Aug 6, 2024





