

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

Luxury urban living, designed for those who appreciate both comfort and convenience, between the sea, the city, and the hills. Located on the second floor, this spacious 1-bedroom apartment offers the perfect balance of modern living, comfort, and style. With a total covered area of 79 sqm, including 56 sqm of internal living space and a generous 23 sqm covered veranda, this apartment is ideal for those seeking a vibrant lifestyle with access to top-tier facilities and spectacular views.

### Apartment Features:

Internal Covered Area: 56 sqm

Covered Veranda: 23 sqm

Total Covered Area: 79 sqm

Common Area: 14 sqm

The open-plan layout combines funct...

| Property Info    |                                      | Plot / Area Info |                  | Additional info  |           |
|------------------|--------------------------------------|------------------|------------------|------------------|-----------|
| Covered Area     | 79                                   | Parking          | Covered, Yes     | Reference Number | 26352     |
| Furnishing       | Unfurnished                          |                  |                  | Property type    | Apartment |
| Heating          | Underfloor Heating, Yes              |                  |                  | Condition        | Brand New |
| Air Conditioning | All rooms, Yes                       |                  |                  | Bathrooms        | 1         |
| Amenities        | Location                             |                  |                  |                  |           |
| • Gym            | Location: Germasogeia                |                  | Region: Limassol |                  |           |
|                  | Coordinates: 34.7227518 / 33.0845277 |                  |                  |                  |           |

## Price: €340 000 + VAT

VAT for this property is **€17,000** or **€64,600**. 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>€4 304.00/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

€295 000 on Sep 3, 2024  
 €330 000 on Nov 18, 2025  
 €340 000 on Jan 31, 2026









