

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

This Residences is an elevated lifestyle with superb communal amenities. Living at this Residences will be a calm and serene experience. Here you can craft your dream low-maintenance lifestyle while enjoying all that you need to live life to the full. The development features secure gated access, ample off-street parking, a fabulous pool and entertainment terrace, a children’s playground, a BBQ and bar area, and landscaped grounds. Designed with the modern way of living in mind, these apartments are configured to maximise floor area and optimise tree-top views from balconies. Day-to-day living areas benefit from full-height glass doors that embrace the balconies, while kitchen and...



### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>90</b> |
| Covered Veranda        | <b>24</b> |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Pool **Common, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>232641</b>             |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Mountains view</b>     |

### Amenities

- Elevator

### Location

**Location:** Germasogeia  
**Coordinates:** **34.727219047444 / 33.085379080071**

Region: **Limassol**

## Price: €421 048 + VAT

VAT for this property is **€21,052** or **€79,999**. 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>€4 678.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|                     |                                   |            |  |
|---------------------|-----------------------------------|------------|--|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number      | <b>1047</b>                       | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |  |

## Price change history

€392 730 on Sep 5, 2024  
 €421 048 on Nov 19, 2024





