

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

2-Bedroom Apartment – Contemporary Elegance with a Relaxed Lifestyle ✖

### General Description

The 2-bedroom apartment offers a refined balance of space, light, and comfort, ideal for small families or professionals seeking a modern home in a secure gated community. With open-plan living areas and panoramic views from large balconies, it embodies the spirit of contemporary Mediterranean living.

Designed for year-round enjoyment, the apartment blends functionality with elegance, providing generous interiors and access to high-quality communal amenities.

### Layout & Features

A spacious open-plan living and dining area connects effortlessly to the modern kitchen, c...

### 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	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### 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

- Parking

### Location

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

Region: **Limassol**

## Price: €493 000 + VAT

VAT for this property is **€24,650** or **€93,670**. 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.

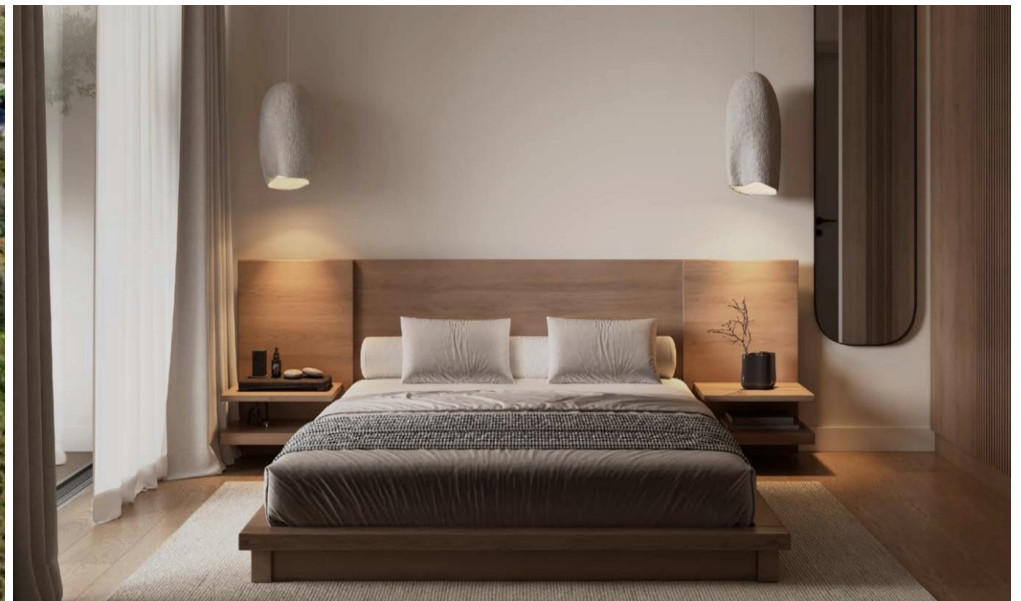
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 478.00/m<sup>2</sup></b>		

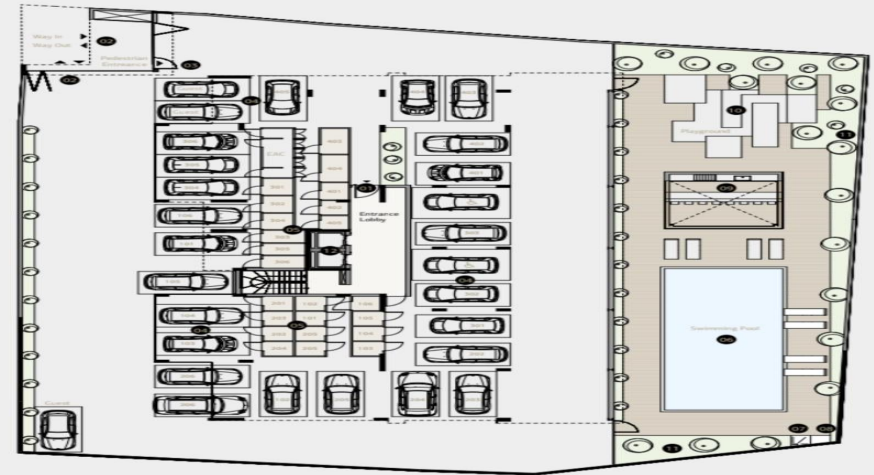
## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>mymospace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPOACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€392 730 on Sep 5, 2024  
 €421 048 on Nov 19, 2024  
 €448 000 on May 7, 2025  
 €493 000 on Feb 24, 2026





**Ground Floor**

- |                             |                   |
|-----------------------------|-------------------|
| 1. Entrance / Lobby         | 7. Pool Shower    |
| 2. Vehicle Entrance         | 8. Foot Bath      |
| 3. Pedestrian Entrance      | 9. BBQ - Bar area |
| 4. Parking Area             | 10. Playground    |
| 5. Storages                 | 11. Garden        |
| 6. Swimming Pool 1.40 Depth | 12. Lift          |