

## 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>97</b> |
| Covered Veranda        | <b>15</b> |
| Floor Number           | <b>4</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Pool  
Parking

**Common, Yes**  
**Covered, Yes**

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>232648</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

| Location  | Location: Germasogeia                                 | Region: Limassol |
|-----------|---|------------------|
| • Parking | Coordinates: <b>34.727219047444 / 33.085379080071</b> |                  |

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€4 742.00/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

€414 950 on Sep 5, 2024

€461 029 on Nov 19, 2024

€460 000 on May 7, 2025



