

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

Elegant Two-Bedroom Apartment in a Modern Gated Community



This beautifully designed two-bedroom apartment offers comfort, functionality, and breathtaking views over Limassol and the sea. Situated in a tranquil hillside community, the home is part of a secure development with premium shared amenities.

The apartment features a spacious open-plan living and dining area, a fully equipped kitchen, and large sliding doors leading to a private veranda that opens to the natural surroundings. Each room is thoughtfully laid out to maximize comfort and light.

With access to a communal pool, kids' playground, and lush green spaces, this residence provides a relaxed lifestyle in ...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>106</b>            |
| Covered Veranda   | <b>24</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

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

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>232522</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates: 34.7174125 / 33.0703281**

**Price: €403 000 + VAT**

VAT for this property is **€20,150** or **€76,570**. 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>~€12 720.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 802.00/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>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

**Price change history**

€403 000 on Sep 10, 2024

