

## 2 bedroom Apartment in Germasogeia

This stunning four floor luxury building in Germasogeia, Limassol designed to offer the best in modern living features elegant two and three bedroom apartments with high-quality finishes that combine style and comfort.



Residents can relax and unwind with premium amenities like a heated swimming pool, a fully-equipped gym and a soothing sauna. Built with the environment in mind, the building includes a photovoltaic system for energy efficiency, underfloor heating and a VRV air-conditioning system to keep your home cozy all year round.

For your peace of mind the property offers advanced security with an electric gate, an alarm system and Smart home technology. Experience moder...

### Property Info

Covered Area **81**  
Energy Efficiency **A**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **54306**  
Property type **Apartment**  
Condition **Under Construction**  
Bathrooms **2**

### Amenities

- Storage room

### Location

**Location:** Germasogeia Region: **Limassol**  
Coordinates: **34.715164 / 33.087856**

**Price: €350 000 + VAT**

VAT for this property is **€17,500** or **€66,500**. 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>€4 321.00/m<sup>2</sup></b>		

**Representative: NCH Real Estate**

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**Price change history**

€390 000 on Nov 28, 2024

€370 000 on Jan 18, 2025

€350 000 on Jun 21, 2025









