

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

Contemporary 2-Bedroom Apartments in Germasogeia, Limassol

This boutique three-storey building of just four residences offers an exclusive collection of modern 2-bedroom apartments, perfectly positioned in one of Limassol's most desirable neighborhoods. Located in a peaceful residential enclave in Germasogeia, only 2 km from the nearest organized sandy beach, the property combines urban convenience with coastal charm. Everyday amenities, including supermarkets, shops, banks, and restaurants, are within 1 km, while easy access to the highway ensures seamless commuting.

### Interiors & Finishes

Every detail has been designed to meet the highest standards of urban Medite...

| Property Info          |                       | Plot / Area Info |                     | Additional info   |                  |
|------------------------|-----------------------|------------------|---------------------|-------------------|------------------|
| Covered Area           | <b>114</b>            |                  |                     | Reference Number  | <b>1338</b>      |
| Total Number of Floors | <b>3</b>              |                  |                     | Property type     | <b>Apartment</b> |
| Energy Efficiency      | <b>A</b>              | Parking          | <b>Covered, Yes</b> | Condition         | <b>Brand New</b> |
| Air Conditioning       | <b>All rooms, Yes</b> |                  |                     | Construction Year | <b>2022</b>      |
|                        |                       |                  |                     | Bathrooms         | <b>2</b>         |

| Amenities | Location   | Region          |
|-----------|--|-----------------|
| • Parking | <b>Location:</b> Germasogeia<br><b>Coordinates:</b> 34.711570555349 / 33.08425 | <b>Limassol</b> |

## Price: €453 000 + VAT

VAT for this property is **€22,650** or **€86,070**. 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>€3 974.00/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

€590 000 on Sep 23, 2023  
€503 000 on Mar 13, 2024  
€590 000 on Mar 22, 2024  
€503 000 on Apr 25, 2024  
€453 000 on Jul 24, 2025



