

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

Apartment for sale in a modern complex under construction in Germasogeia. The apartment has a living room, a kitchen and a large terrace. Underfloor heating and air conditioning (VRV system) are provided. The ceiling height is 3 meters, and the large windows provide plenty of natural light. A solar water heating system has been installed, and modern materials of the highest quality, including thermal insulation solutions, have been used. The complex is designed in a modern style and provides amenities such as parking, a storage room and an elevator. Convenient location — proximity to all urban infrastructure.

### Property Info

Covered Area **122**  
 Furnishing **Unfurnished**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **123354**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

**Price: €450 000 + VAT**

VAT for this property is **€22,500** or **€85,500**. 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>€3 689.00/m<sup>2</sup></b>		

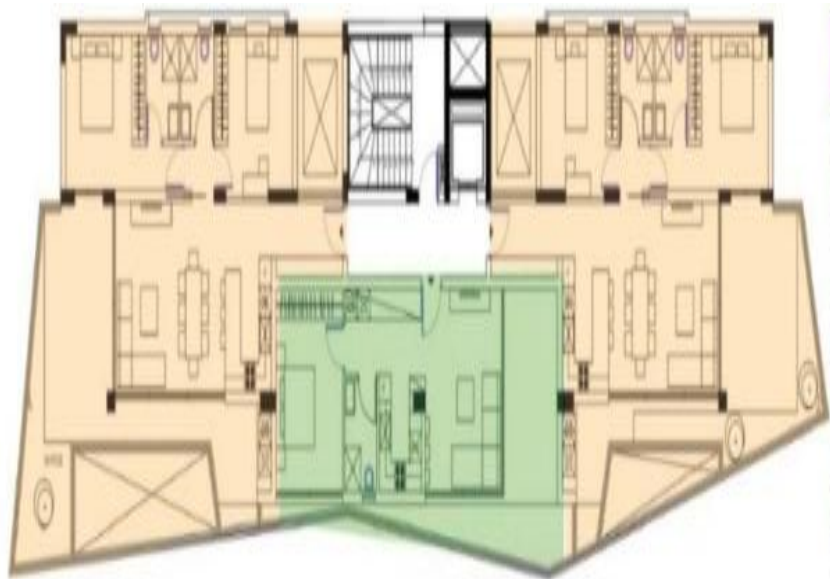
**Representative: DOM Real Estate**

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: + <b>35796644888</b>			

**Price change history**

€450 000 on Jan 14, 2025



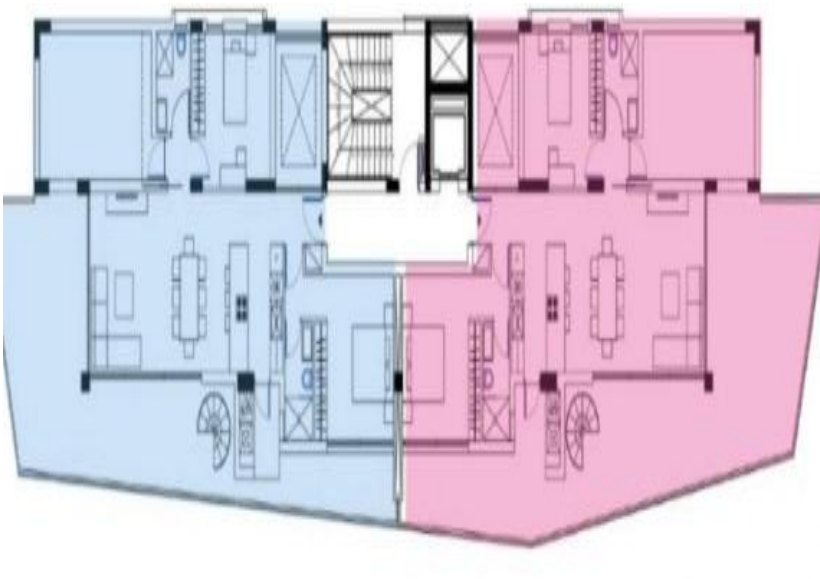


### Second floor

A201-2 Bedroom  
total area 115 m<sup>2</sup>

A202-2 Bedroom  
total area 126 m<sup>2</sup>

A203-1 Bedroom  
total area 78 m<sup>2</sup>



### Third floor

A301-3 Bedroom  
2level penthouse  
total area 214m<sup>2</sup>  
+ extra room  
in basement

A302-3 Bedroom  
2level penthouse  
total area 217m<sup>2</sup>  
+ extra room