

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

This modern four-floor building in the heart of Germasogeia, Limassol, is designed to deliver a perfect blend of style, comfort, and convenience. Offering elegant two- and three-bedroom apartments, the project features high-quality finishes and thoughtfully designed interiors that create a harmonious living environment.

Residents can enjoy premium amenities, including a heated swimming pool, a fully-equipped gym, and a relaxing sauna, all crafted to provide a sense of well-being and luxury. Built with sustainability in mind, the property incorporates a photovoltaic system for energy efficiency, as well as provisions for underfloor heating and air-conditioning to ensure year-round co...



### Property Info

### Plot / Area Info

Covered Area **107**

### Additional info

Reference Number **p42401**

Property type **Apartment**

Construction Year **2026**

Bathrooms **2**

### Amenities

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.7174 / 33.0894**

## 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>~€10 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 271.00/m²</b> |                 |             |

## Representative: Cyprus Sotheby's International Realty

|  |              |            |                                       |
|--|--------------|------------|---------------------------------------|
| Registration number                      | <b>1013</b>  | Email      | <b>info@cyprus-sothebysrealty.com</b> |
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## Price change history

€370 000 on Jan 30, 2025  
 €350 000 on Apr 11, 2025  
 €370 000 on May 9, 2025  
 €350 000 on Jul 12, 2025





















