

## 2 Bedroom Apartment for Sale in Limassol District

Located in Germasogeia Tourist area one of the most privileged areas in Limassol in a quiet neighborhood near other high-end developments and  public parks.

- 2 Bedroom
- 2 Bathrooms
- internal area 97.09 m<sup>2</sup>
- covered veranda 30 m<sup>2</sup>
- cover parking

### Features:

A saltwater swimming pool with , an outdoor physical exercise and yoga area and landscaped gardens at ground level.

State of the art underfloor heating, concealed air conditioning and a novelty, sophisticated air disinfection system approved by the Fraunhofer Institute (Germany).

Highly energy efficient class A building utilising renewable energy technologies.

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Property Info		Plot / Area Info		Additional info	
Covered Area	<b>97</b>	Pool	<b>Yes</b>	Reference Number	<b>10508</b>
Heating	<b>Underfloor Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Brand New</b>
<b>Amenities</b>			<b>Location</b>		
• Garden			Region: <b>Limassol</b> Coordinates: <b>34.699764918707 / 33.096165742466</b>		

## Price: €870 000 + VAT

VAT for this property is **€43,500** or **€165,300**. 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 Price per SQM	<b>None</b> <b>€8 969.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Kadis Estates

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License number	<b>62/E</b>	Legal name	<b>N/A</b>
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## Price change history

€975 000 on Feb 27, 2025

€875 000 on Apr 12, 2025

€870 000 on Sep 22, 2025







