

### 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 m2
- covered veranda 30 m2
- 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.

\* En...

Property Info Plot / Area Info Additional info



Covered Area Heating Air Conditioning 97

Underfloor Heating, Yes All rooms, Yes

Pool Parking Yes Covered, Yes www.index.cy - All Cyprus Real Estate

Reference Number 10508

Property type Apartment Condition Brand New

Bathrooms 2

View **Sea view** 

### Amenities

• Garden

Location

Region: Limassol

Coordinates: 34.699764918707 / 33.096165742466



Price: €875 000 + VAT

VAT for this property is €43,750 or €166,250. 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	Excluded	Title transfer fee	None	Common expenses	None
		Price per SQM	€9 021.00/m²		None

## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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# **Price change history**

€975 000 on Feb 27, 2025 €875 000 on Apr 12, 2025

















