

## 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.

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### Property Info

### Plot / Area Info

### Additional info

Covered Area **97**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **10508**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

### Location

- Garden

Region: **Limassol**  
 Coordinates: **34.699764918707 / 33.096165742466**

**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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 969.00/m<sup>2</sup></b>		

**Representative: Kadis Estates**

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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











