

## 2 Bedroom Apartment for Sale in Limassol District

Beautiful 2-bedroom apartment located in Germasogeia, offering a comfortable and convenient lifestyle in a well-maintained gated complex.

### Key Features

2 Bedrooms, 1 Bathroom + 1 Guest WC  
 Fully equipped kitchen with modern appliances  
 2 TVs  
 Air Conditioning for year-round comfort  
 Solar & Electric Water Heating  
 Large Terrace (12 sq.m.)  
 Closed Parking & Storage Room  
 Common swimming Pool

### Prime Location

5-minute walk to the sea  
 1-minute walk to the nearest store  
 Close to Fresh Market & Papas Supermarket

### Property Info

Covered Area	<b>99</b>
Furnishing	<b>Furnished</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>56712</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2013</b>
Bathrooms	<b>1</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €385 000 + VAT

VAT for this property is **€19,250** or **€73,150**. 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>~€12 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 889.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
Phone: <b>+35725310243, +35770000889</b>			

## Price change history

€385 000 on Feb 28, 2025

