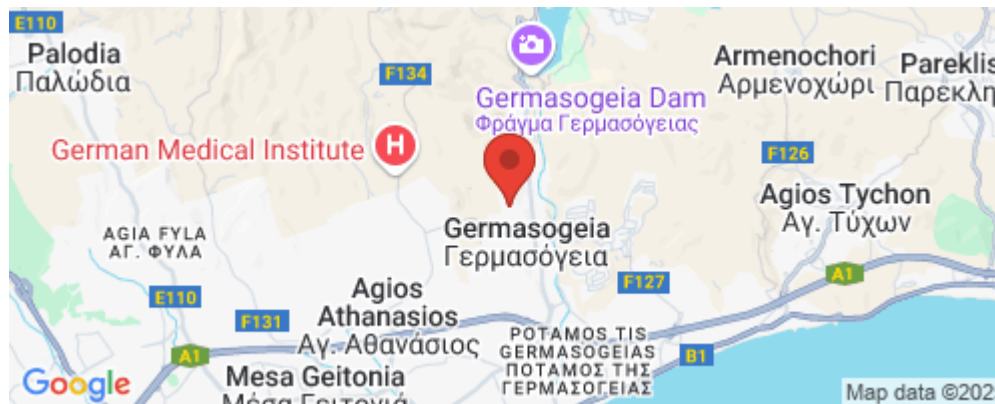


## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

This truly unique building offers an expansive array of amenities for its residents. The suite features 99 m<sup>2</sup> of internal space, a 17 m<sup>2</sup> covered veranda, and a 5 m<sup>2</sup> uncovered area. Crafted with high-end materials, standout features include in-floor heating, full smart home automation, and natural materials used throughout.



The building's amenities rival those of a five-star hotel, including a spa, cinema, indoor and outdoor pools, sauna, co-working offices, and more. This is a one-of-a-kind proposition in Cyprus, complete with stunning sea views!

Get in touch to learn more about this exceptional master-planned community!

### Property Info

Covered Area **99**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

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

### Additional info

Reference Number **54942**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Bathrooms **2**

### Amenities

- Storage room

### Location

**Location:** Germasogeia  
 Coordinates: **34.725269728433 / 33.080399451372**

Region: **Limassol**

## Price: €575 000 + VAT

VAT for this property is **€28,750** or **€109,250**. 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	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 808.00/m<sup>2</sup></b>		

## Representative: NCH Real Estate

Registration number	<b>1146</b>	Email	<b>info@nchrealestate.com</b>
License number	<b>571/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722424203, +35777770532</b>			

## Price change history

€575 000 on Mar 6, 2025



## MASTER PLAN

- |                                 |                   |   |
|---------------------------------|-------------------|---|
| 1. BBQ & Multi Use Area         | 9. Garbage        | 18. Office                              |
| 2. Underground Parking Entrance | 10. Yoga Area     | 19. Massage Room                        |
| 3. Fire pit                     | 11. Cinema Area   | 20. Pilates & Gym Area                  |
| 4. Chess Area                   | 12. Sitting Area  | 21. Kids Zone                           |
| 5. Social Area                  | 13. Indoor Pool   | 22. Relax Zone                          |
| 6. Kids Swimming Pool           | 14. Jacuzzi       | 23. External Guest Parking              |
| 7. In-Pool Loungers             | 15. Hamam         | 24. Guest Parking With Charging Station |
| 8. Swimming Pool                | 16. Sauna         | 25. Mini Garden                         |
|                                 | 17. Changing Room |   |

