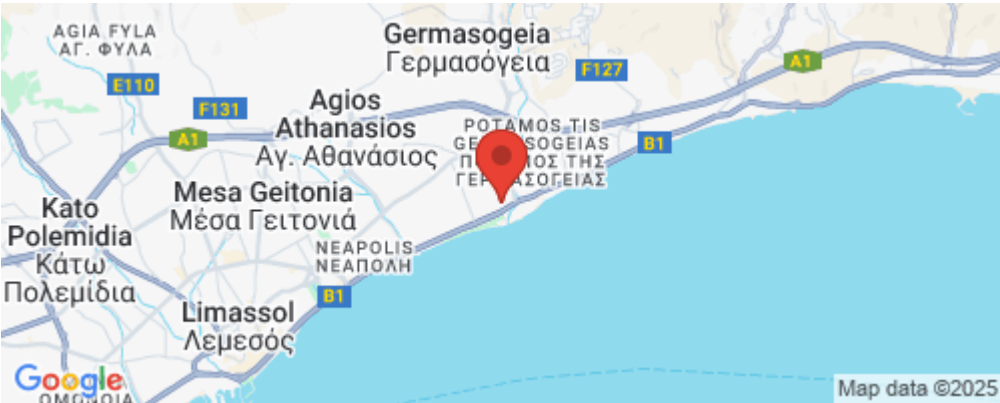


2 Bedroom Apartment for Sale in Limassol District

For sale: a modern, off-plan apartment offering sophisticated living in the heart of Germasoyeia, Tourist Area. Scheduled for completion in 2026, this sleek residence spans 82 m2, perfectly designed to maximize space and comfort.



This well-appointed apartment features 2 spacious bedrooms, each with ample natural light, and 2 stylish bathrooms. Located on the 4th floor of a 5-story building with an elevator, it provides ease of access along with serene city views to the north. The development boasts an exceptional energy efficiency rating of A+, ensuring a sustainable living environment.

Germasoyeia, a Tourist Area, is known for its vibrant lifestyle, with an array of restaur...

| Property Info    |                      | Plot / Area Info                               |              | Additional info  |           |
|------------------|----------------------|--|--------------|------------------|-----------|
|                  |                      |  |              | Reference Number | 25550     |
| Covered Area     | 82                   |  |              | Property type    | Apartment |
| Heating          | Central Heating, Yes | Parking  | Covered, Yes | Condition        | Brand New |
| Air Conditioning | All rooms, Yes       |  |              | Bathrooms        | 2         |
|                  |                      |  |              | View             | City view |
| Amenities        |                      | Location                                       |              |                  |           |
| • Balcony        |                      | Region: Limassol                               |              |                  |           |
|                  |                      | Coordinates: 34.695798616352 / 33.086329573161 |              |                  |           |

**Price: €625 000 + VAT**

VAT for this property is **€31,250** or **€118,750**. 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>€7 622.00/m<sup>2</sup></b> |                 |             |

**Representative: Kazo Real Estate**

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

**Price change history**

€625 000 on Mar 8, 2025











**FLAT 102, 202, 302, 402+ 502**  
 Internal Area # 82.00 SQM  
 Covered Veranda # 20.50 SQM

\* All moving furniture and appliances are for illustration only.  
 \* All dimensions are approximate and differences may occur during the construction work.

