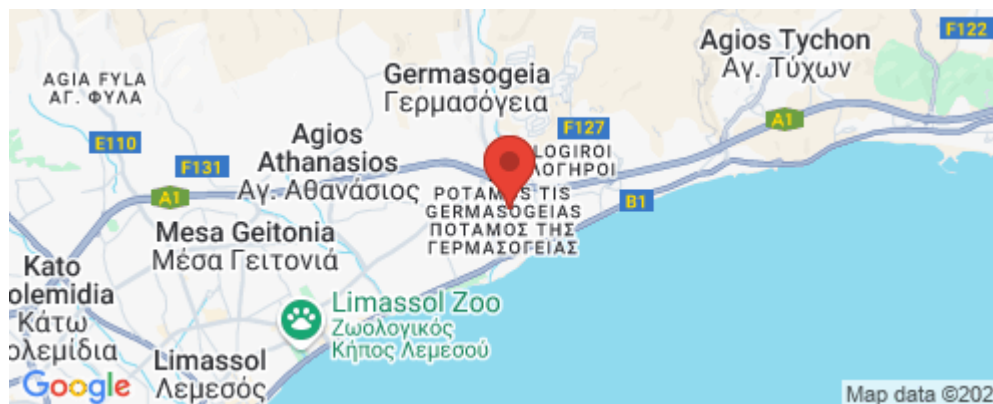


## 1 Bedroom Apartment for Sale in Germasogeia, Limassol District

Studio for sale on the 3rd floor in Germasogeia, offering 46.80 sq.m. of living space and 9.30 sq.m. of covered verandas. The layout includes 1 bed, 1 bathroom, a kitchen, and a living room. Additional features include 1 closed parking space, underfloor heating, air conditioning, and double-glazed windows. The energy efficiency rating is A, with tile and laminate flooring. The property is off-plan and situated near the sea, boasting sea views. It includes amenities like a swimming pool, security door, storage space, and is located in a quiet neighborhood.



Delivery Date: July 2026

### Property Info

Covered Area	<b>46.8</b>
Floor Number	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Parking **Yes**

### Additional info

Reference Number	<b>1116404</b>
Property type	<b>Apartment</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.7032811 / 33.0906743**

## Price: €400 000 + VAT

VAT for this property is **€20,000** or **€76,000**. 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>~€12 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 696.00/m<sup>2</sup></b>		

## Representative: Century 21

Registration number	<b>1141</b>	Email	<b>info@c21cy.com</b>
License number	<b>110/E</b>	Legal name	<b>N/A</b>
Phone: +35725267979			

## Price change history

€400 000 on Mar 23, 2025



