


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

This is a clubhouse with a limited collection of 2-3 bedroom apartments and luxury penthouses with spacious terraces. The project includes 16 apartments of a premium class in a thriving location, a central spot in the heart of Limassol's tourist area. 

Our professionals allowed elegance to meet with functionality in every detail: Onix Blue Panels and granite finishes are complimented by our high ceilings and tall interior doors. Extra features are present in our penthouses with their own spa and spacious terraces to spend unforgettable evenings with a community united by the experience of luxury and quality.

Germasogeia offers a vibrant lifestyle with a range of restaurants...

### Property Info

### Plot / Area Info

### Additional info

|                        |                                |         |                     |                  |                  |
|------------------------|--------------------------------|---------|---------------------|------------------|------------------|
| Covered Area           | <b>103</b>                     |         |                     | Reference Number | <b>2531</b>      |
| Covered Veranda        | <b>17</b>                      |         |                     | Property type    | <b>Apartment</b> |
| Uncovered Veranda      | <b>9</b>                       | Pool    | <b>Common, Yes</b>  | Condition        | <b>Brand New</b> |
| Floor Number           | <b>4</b>                       | Parking | <b>Covered, Yes</b> | Bathrooms        | <b>2</b>         |
| Total Number of Floors | <b>4</b>                       |         |                     |                  |                  |
| Energy Efficiency      | <b>A</b>                       |         |                     |                  |                  |
| Heating                | <b>Underfloor Heating, Yes</b> |         |                     |                  |                  |
| Air Conditioning       | <b>All rooms, Yes</b>          |         |                     |                  |                  |

### Amenities

### Location

- Roof Garden

**Location:** Germasogeia  
**Coordinates:** **34.704383641637 / 33.09447046004**

Region: **Limassol**

## Price: €777 000 + VAT

VAT for this property is **€38,850** or **€147,630**. 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>€7 544.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€777 000 on Apr 8, 2025



