

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

This stunning four floor luxury building in Germasogeia, Limassol designed to offer the best in modern living. It features elegant two and three bedroom apartments with high-quality finishes that combine style and comfort.

Residents can relax and unwind with premium amenities like a heated swimming pool, a fully-equipped gym and a soothing sauna. Built with the environment in mind, the building includes a photovoltaic system for energy efficiency, underfloor heating and a VRV air-conditioning system to keep your home cozy all year round.

For your peace of mind the property offers advanced security with an electric gate, an alarm system and Smart home technology. Experience mod...



### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>104</b> |
| Covered Veranda        | <b>21</b>  |
| Floor Number           | <b>2</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Pool

**Common, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>2930</b>      |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.715538851988 / 33.08753729236**

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 654.00/m²</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

€380 000 on Apr 8, 2025











