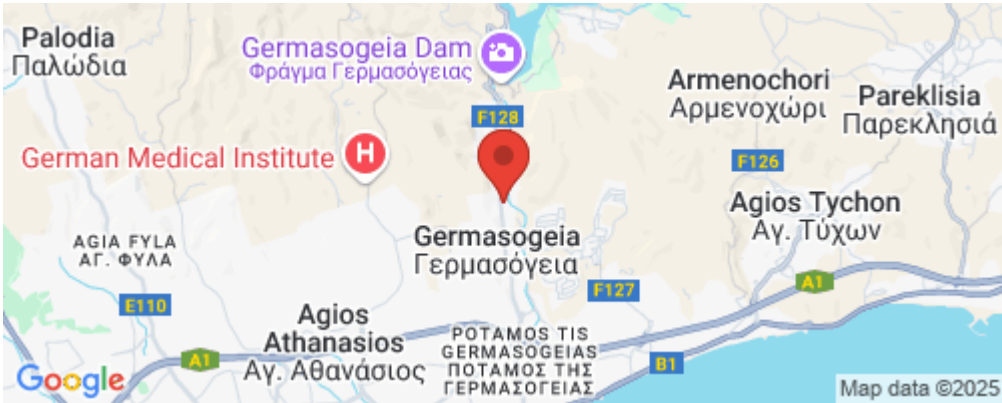


2 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale off plan, this modern penthouse apartment in the sought-after area of Germasogeia offers a perfect blend of comfort and convenience. With an internal space of 84 m2, the apartment features two spacious bedrooms and two stylish bathrooms, designed for easy modern living.



This penthouse is accessed by a private elevator, providing an added layer of privacy and security. Large windows allow plenty of natural light, creating a warm and inviting atmosphere. The open-plan living and dining area is ideal for relaxing or entertaining guests. Furnishing options are available to suit your needs and taste.

Germasogeia is a vibrant area known for its friendly community and exce...

| Property Info    |  | Plot / Area Info |                | Additional info  |           |  |  |  |
|------------------|--|------------------|----------------|------------------|-----------|--|--|--|
| Covered Area     | 84   | Parking          | Uncovered, Yes | Reference Number | 17046     |  |  |  |
| Heating          | Central Heating, Yes                           |                  |                | Property type    | Apartment |  |  |  |
| Air Conditioning | All rooms, Yes                                 |                  |                | Condition        | Brand New |  |  |  |
|                  |  |                  |                | Bathrooms        | 2         |  |  |  |
| Amenities        | Location                                       |                  |                |                  |           |  |  |  |
| • Balcony        | Location: Germasogeia                          |                  |                | Region: Limassol |           |  |  |  |
|                  | Coordinates: 34.726941230028 / 33.084696862372 |                  |                |                  |           |  |  |  |

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>€5 476.00/m²</b> |                 |             |

## Representative: Purple International Real Estate

|                     |              |            |                                    |
|---------------------|--------------|------------|------------------------------------|
| Registration number | <b>1052</b>  | Email      | <b>info@purpleinternational.eu</b> |
| License number      | <b>512/E</b> | Legal name | <b>A.A. Purple Real Estate Ltd</b> |
| Phone: +35723811058 |              |            |                                    |

## Price change history

€460 000 on May 2, 2025





