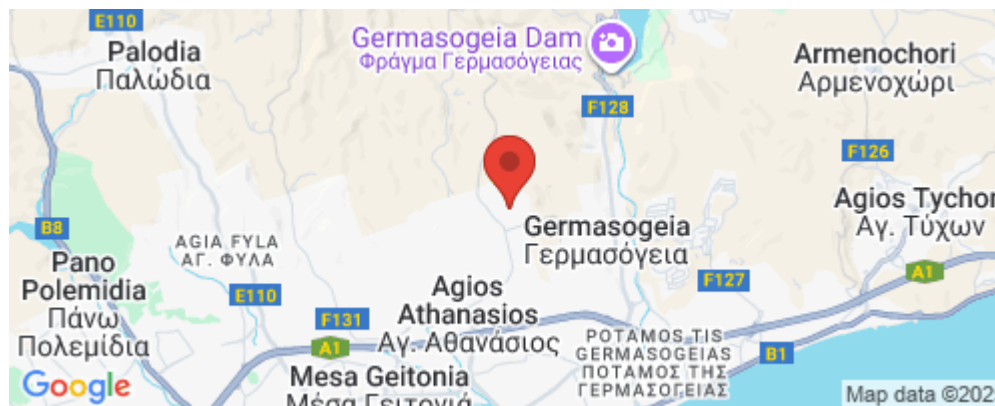


## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale: Modern apartment currently under construction in the sought-after area of Germasogeia. This spacious ground floor residence offers 91 m2 of internal space with efficient layouts. There are two comfortable bedrooms and two stylish bathrooms, ideal for families or professionals. Enjoy the ease of access with an elevator directly to your floor.



The apartment boasts city views and has an Energy Efficiency A rating, contributing to lower utility bills and a greener lifestyle. A state-of-the-art central air conditioning system ensures comfort all year round. Residents enjoy the benefits of a gated complex with enhanced security, a communal swimming pool for relaxation, and a fu...

### Property Info

Covered Area	<b>91</b>
Heating	<b>Central Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>18695</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Gym

### Location

**Location:** Germasogeia  
**Coordinates:** **34.724623987052 / 33.066863065935**

Region: **Limassol**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>€5 440.00/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

€510 000 on May 2, 2025  
 €495 000 on Aug 28, 2025



