

2 Bedroom Apartment for Sale in Germasogeia, Limassol District

This 2-bedroom apartment is housed in a small new-build block of only four 2-bedroom units in Germasogeia, one of the most desirable locations in Limassol. The quiet residential neighbourhood is only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it an ideal base for commuters or regular travellers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.



The space optimized layout has a very generous feel, with a master ensuite bedroom, and a second bedroom with family bathroom. The open-plan living...

Property Info

Covered Area 93  
Air Conditioning All rooms, Yes

Plot / Area Info

Parking Covered, Yes

Additional info

Reference Number 17654  
Property type Apartment  
Condition Brand New  
Bathrooms 2  
View City view

Amenities

- Balcony

Location

Location: Germasogeia  
Coordinates: 34.711328221519 / 33.084304597424

Region: Limassol

## Price: €352 000 + VAT

VAT for this property is **€17,600** or **€66,880**. 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>€3 785.00/m<sup>2</sup></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> |
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## Price change history

€391 000 on May 17, 2025

€352 000 on Jul 17, 2025

















