

## 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		Plot / Area Info		Additional info	
				Reference Number	17654
Covered Area Air Conditioning	93 All rooms, Yes	Plot area Parking	93 Covered, Yes	Property type	<b>Apartment</b>
				Condition	<b>Brand New</b>
				Bathrooms	2
				View	City view

Amenities	Location	
• Balcony	Location: Germasogeia	Region: Limassol
• balcony	Coordinates: 34.711328221519 / 33.084304597424	<u>L</u>



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 Excluded

Title transfer fee None

Price per SQM €3 785.00/m²

Common expenses None

## **Representative: Purple International Real Estate**

Registration number 1052 Email info@purpleinternational.eu License number 512/E Legal name A.A. Purple Real Estate Ltd

Phone: **+35723811058** 

## **Price change history**

€391 000 on May 17, 2025 €352 000 on Jul 17, 2025











































