

## 45m<sup>2</sup> Apartment for Sale in Germasogeia, Limassol District

For sale is an off-plan, modern studio apartment located in the soughtafter area of Germasogeia. The property offers an internal space of 44.9 square meters, thoughtfully designed to maximize comfort and functionality. The layout includes a spacious open-plan studio area, complemented by a stylish bathroom.



This apartment will be part of a gated complex, ensuring both privacy and security for residents. The building features an elevator for your convenience, and the apartment itself is equipped with underfloor heating, providing comfort throughout the cooler months. With construction expected to be completed in 2026, you have the unique opportunity to secure a brand-new home tailo...

Heating Underfloor Heating. Yes	Property Info	erty Info		Plot / Area Info		Additional info	
Air Conditioning  All rooms, Yes  Bathrooms  1	Heating	Underfloor Heating, Yes	Plot area Parking	56 Covered, Yes	Property type Condition	Apartment Brand New	

Amenities	Location
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• Balcony Location: Germasogeia Region: Limassol

Coordinates: **34.7227518** / **33.0845277** 



**Price: €275 000 + VAT** 

VAT for this property is €13,750 or €52,250. 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.

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VAT Excluded

Title transfer fee None

Price per SQM €6 111.00/m²

Common expenses None

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

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## **Price change history**

€275 000 on May 30, 2025













