

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

One-Bedroom Apartment with Refined Comfort and Coastal Proximity – Germasogeia, Limassol

This elegantly designed one-bedroom apartment offers a stylish and practical living space just 700 meters from the Mediterranean coast, in the prestigious Germasogeia area of Limassol. Located within an exclusive gated development, the residence combines contemporary architecture with thoughtful interior planning.

The open-plan layout features expansive panoramic windows that bring in natural light and connect seamlessly to a private veranda. The living and dining areas flow into a modern kitchen, while the bedroom provides ample comfort and built-in storage. High-quality finishes and ...

### Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>63</b> |
| Covered Veranda        | <b>13</b> |
| Floor Number           | <b>1</b>  |
| Total Number of Floors | <b>4</b>  |
| Energy Efficiency      | <b>A</b>  |

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>237385</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>1</b>         |

### Amenities

- Parking

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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<br>Price per SQM | <b>~€19 000.00</b><br><b>€8 889.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€560 000 on Jun 12, 2025

