

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

Two-Bedroom Apartment with Contemporary Design and Premium Amenities – Germasogeia, Limassol

This two-bedroom apartment delivers an exceptional standard of living in one of Limassol’s most desirable residential areas—\*\*just 700 meters from the sea\*\*. Set within a secure, business+ class development, the property offers bright, open spaces with panoramic windows, natural wood accents, and modern interior finishes.

The open-plan living and kitchen area opens onto a spacious veranda, while two comfortable bedrooms, including a master with en-suite, provide a functional and private layout. The apartment is designed to maximize both light and flow, creating a sophisticated ...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>112</b> |
| Covered Veranda        | <b>29</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>237392</b>    |
| Property type     | <b>Apartment</b> |
| Construction Year | <b>2027</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €780 000 + VAT

VAT for this property is **€39,000** or **€148,200**. 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>~€27 800.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 964.00/m²</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

€780 000 on Jun 12, 2025

