


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

This stylish two-bedroom apartment offers a perfect mix of comfort, elegance, and smart living in a boutique building of just 12 residences. 

### Key Features:

- Open-plan layout with high ceilings (+3m)
- Floor-to-ceiling thermal aluminum sliding doors
- Central VRV air-conditioning
- Photovoltaic system with net metering
- EV charging provision
- Face recognition video entry
- Energy-efficient heat pump boiler

### Shared Amenities:

- Swimming pool
- Sauna
- Fully equipped gym
- Study room

A private and modern living space ideal for those who val...

### Property Info

Covered Area	<b>102</b>
Covered Veranda	<b>22</b>
Uncovered Veranda	<b>4</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>7409</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Parking

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.702326947016 / 33.083996772766**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €660 000 + VAT

VAT for this property is **€33,000** or **€125,400**. 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	<b>~€23 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 471.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€660 000 on Jul 3, 2025





