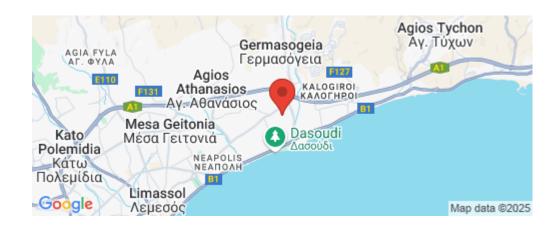


### 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

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 Plot / Area Info Additional info

INDEX
Covered Area

• Parking

Covered Area 90
Covered Veranda 15
Floor Number 2
Total Number of Floors 4

Pool Common, Yes
Parking Covered, Yes

Reference Number Property type Bathrooms 7412 Apartment 2

Amenities Location

Location: Germasogeia Region: Limassol

Coordinates: 34.702326947016 / 33.083996772766



Price: €640 000 + VAT

VAT for this property is €32,000 or €121,600. 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 ~€22 200.00

Price per SQM €7 111.00/m²

Common expenses None

## **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 247/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: +35725255505, +35794001333

# **Price change history**

€640 000 on Jul 3, 2025





















