

## 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. X

### 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
Covered Area	<b>90</b>	
Covered Veranda	<b>15</b>	Reference Number
Floor Number	<b>3</b>	Property type
Total Number of Floors	<b>4</b>	Bathrooms
		<b>7414</b>
		<b>Apartment</b>
		<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia

Coordinates: **34.702326947016 / 33.083996772766**

Region: **Limassol**

## Price: €665 000 + VAT

VAT for this property is **€33,250** or **€126,350**. 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 Price per SQM	<b>~€23 200.00</b> <b>€7 389.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€665 000 on Jul 3, 2025





