

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

This refined two-bedroom apartment blends minimalist design with modern comfort in a boutique building of just 12 residences. Inspired by Japanese simplicity, it offers a calm and private living experience. 

### 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
- Gym
- Study room

A perf...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>98</b>	
Covered Veranda	<b>21</b>	Common, Yes
Floor Number	<b>2</b>	Covered, Yes
Total Number of Floors	<b>4</b>	Reference Number <b>7424</b>
		Property type <b>Apartment</b>
		Bathrooms <b>2</b>
Amenities	Location	

**Location:** GermasogeiaCoordinates: **34.698613475044 / 33.076561698789**Region: **Limassol**

## Price: €735 000 + VAT

VAT for this property is **€36,750** or **€139,650**. 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>~€26 000.00</b> <b>€7 500.00/m<sup>2</sup></b>	Common expenses	<b>None</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>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€700 000 on Jul 4, 2025

€735 000 on Aug 2, 2025





