

## 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

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### Property Info

Covered Area	<b>98</b>
Covered Veranda	<b>21</b>
Floor Number	<b>2</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>7424</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

### Location



- Parking

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.698613475044 / 33.076561698789**

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

## 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	<b>~€26 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€7 500.00/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

€700 000 on Jul 4, 2025  
 €735 000 on Aug 2, 2025





