

### 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

INDEX

Covered Veranda

**Total Number of Floors** 

Floor Number

• Parking

98 21 3

4

Pool Common, Yes Parking **Covered, Yes** 

Reference Number Property type Bathrooms

7427 **Apartment** 

2

**Amenities** Location

> Location: Germasogeia Region: Limassol

Coordinates: 34.698613475044 / 33.076561698789



Price: €700 000 + VAT

VAT for this property is €35,000 or €133,000. 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 ~€24 600.00

Price per SQM €7 143.00/m²

Common expenses None

# **Representative: RealDeal Estates**

Registration number 1311 Email info@realdeal.cy
License number 347/E Legal name Esperia Estates (Limassol-Paphos) Limited

Phone: **+35725255505**, **+35794001333** 

# **Price change history**

€720 000 on Jul 4, 2025 €700 000 on Aug 2, 2025



















