

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

Located in the prestigious Germasogeia area of Limassol, this stylish two-bedroom apartment is part of an exclusive business+ class residential development, just 700 meters from the Mediterranean Sea. X

Thoughtfully designed with contemporary architecture, natural wood accents, and large panoramic windows, the apartment offers bright open-plan living spaces that seamlessly combine comfort, privacy, and sophistication. Both bedrooms are generously sized, and the layout is ideal for modern coastal living.

Residents benefit from a wide range of premium amenities, including:

- Gated entrance and secure environment
- Covered parking and private storage room<...

| Property Info          | Plot / Area Info |         | Additional info  |                           |
|------------------------|------------------|---------|------------------|---------------------------|
| Covered Area           | <b>112</b>       |         | Reference Number | <b>7541</b>               |
| Covered Veranda        | <b>29</b>        | Pool    | Property type    | <b>Apartment</b>          |
| Floor Number           | <b>1</b>         | Parking | Condition        | <b>Under Construction</b> |
| Total Number of Floors | <b>4</b>         |         | Bathrooms        | <b>2</b>                  |

| Amenities | Location  |                         |
|-----------|---|-------------------------|
| • Parking | <b>Location:</b> Germasogeia<br>Coordinates: <b>34.703535333069 / 33.084179167685</b> | Region: <b>Limassol</b> |

## Price: €740 000 + VAT

VAT for this property is **€37,000** or **€140,600**. 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 | <b>Excluded</b> | Title transfer fee | <b>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 607.00/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

€740 000 on Jul 9, 2025



