

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

Available for sale in the sought-after area of Germasogeia, this spacious 2-bedroom apartment sits on the 1st floor of a well-maintained 3-storey corner building. The layout features an open-plan living and dining area that opens to a bright, L-shaped balcony with dual access from both the living room and kitchen. 

The apartment includes two well-sized bedrooms — one with an en-suite shower — and a family bathroom with a bathtub.

Conveniently located just 3 minutes from main roads with all essential amenities and only 5 minutes to the beach, this property offers comfort, practicality, and easy access to the best of Limassol.

Ideal for both residence and investment....

### Property Info

Covered Area **74**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **30574**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **2**  
View **Sea view**

### Amenities

- Balcony

### Location

**Location:** Germasogeia  
Coordinates: **34.726583158351 / 33.083553978546**

Region: **Limassol**

## Price: €300 000 + VAT

VAT for this property is **€15,000** or **€57,000**. 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	<b>Excluded</b>	Title transfer fee	<b>~€8 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 054.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
Phone: <b>+35726940150, +35725267777, +35725760781</b>			

## Price change history

€330 000 on Jul 19, 2025  
 €300 000 on Nov 18, 2025



