

## 2 Bedroom Apartment for Sale in Limassol District

Luxury spacious 2 bedroom apartment under construction in the Germasogeia Agios Athanasios area with very nice sea views as well as nice countryside views. This project which contains 2 modern blocks of luxury apartments is already under construction with the delivery date set for August 2026. The whole project is Energy efficient category A Flat no.202 and Flat no.206 are on the 2nd floor of a 3 floor building and they come with 2 bedrooms 2 full bathrooms 80m2 of net internal covered areas 13m2 covered veranda a private storage and a covered parking space. The project residents will have the benefit of a communal swimming pool as well as a Gym. On top of the provisions for A C units ele...

### Property Info

Covered Area	<b>80</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

### Additional info

Reference Number	<b>VL49156</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Balcony

### Location

Region: **Limassol**

## Price: €374 900 + VAT

VAT for this property is **€18,745** or **€71,231**. 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>~€11 596.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 686.00/m<sup>2</sup></b>		

## Representative: Nicolaou Estates

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

## Price change history

€374 900 on Jul 22, 2025



\* All moving furniture and appliances are for illustration only.  
 \*\* All dimensions are approximate and differences may occur during the construction work.

2ND FLOOR PLAN



