


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

For sale brand new 2 b/r apartment with a mountains view located in a small gated residence in Germasogeia area, close to Foleys school and with an easy access to the highway. The internal area is 85 sq. m + 24 sq. m covered veranda + 35 sq. m uncovered veranda. It consists of an open-plan kitchen connected with a living and dining area, 2 bedrooms (master bedroom en-suite with shower) and family bathroom. It has provisions for air condition units and electrical heaters, thermal insulation, double-glazed windows, intercom with camera, solar panels for hot water, photovoltaic system, parking place and storage room. The building has electric gates with remote control. 

Delivery date: F...

### Property Info

|                        |                          |
|------------------------|--------------------------|
| Covered Area           | <b>109</b>               |
| Covered Veranda        | <b>24</b>                |
| Uncovered Veranda      | <b>35</b>                |
| Floor Number           | <b>1</b>                 |
| Total Number of Floors | <b>3</b>                 |
| Furnishing             | <b>Unfurnished</b>       |
| Floor Type             | <b>Ceramic, Laminate</b> |
| Energy Efficiency      | <b>A</b>                 |
| Heating                | <b>Radiators, Yes</b>    |
| Air Conditioning       | <b>No</b>                |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>No</b>           |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2026</b>               |
| Bathrooms         | <b>2</b>                  |
| View              | <b>Mountains view</b>     |

### Amenities

- Balcony
- Elevator
- Heating
- Parking
- Storage room

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.72266 / 33.07179**

Price: €410 000 + VAT

VAT for this property is €20,500 or €77,900. 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 | None         | Common expenses | None |
| Title deed | No Title | Price per SQM      | €3 761.00/m² |                 |      |

Price change history

€410 000 on Jul 31, 2025





