

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

Located in a quiet, safe neighborhood just minutes from the beach and all city amenities, this modern two-bedroom apartment combines contemporary design, comfort, and functionality. The spacious layout includes generous living areas, well-sized bedrooms, and a large covered veranda for year-round outdoor dining and relaxation.



Residents enjoy access to a gated courtyard with a private swimming pool, as well as covered parking and a storage room. Built with premium European materials, energy-efficient features, and thoughtful design, this home offers both elegance and practicality — ideal for comfortable living or a smart investment.

| Property Info          |                         | Plot / Area Ir | nfo          | Additional info  |                           |
|------------------------|-------------------------|----------------|--------------|------------------|---------------------------|
| Covered Area           | 107                     |                |              | Reference Number | 8554                      |
| Covered Veranda        | 20                      |                |              |                  |                           |
| Floor Number           | 2                       | Pool           | Common, Yes  | Property type    | Apartment                 |
|                        | 4                       | Parking        | Covered, Yes | Condition        | <b>Under Construction</b> |
| Total Number of Floors | 3                       |                |              |                  | 3                         |
| Heating                | Underfloor Heating, Yes |                |              | Bathrooms        | 2                         |

| Amenities | Location              |                  |
|-----------|-----------------------|------------------|
|           | Location: Germasogeia | Region: Limassol |

• Parking Region: Limassoi

Coordinates: **34.70397634548** / **33.086228380078** 



**Price: €681 000 + VAT** 

VAT for this property is €34,050 or €129,390. 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         |                 | None |
|-----|----------|--------------------|--------------|-----------------|------|
|     |          | Price per SOM      | €6 364.00/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 |

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## **Price change history**

€660 000 on Aug 16, 2025 €681 000 on Oct 11, 2025













