

## 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. X

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

### Amenities

	Location	
• Parking	<b>Location:</b> Germasogeia <b>Coordinates:</b> 34.70397634548 / 33.086228380078	Region: <b>Limassol</b>

## 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	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None</b> <b>€6 364.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€660 000 on Aug 16, 2025

€681 000 on Oct 11, 2025



