


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

This stylish two-bedroom residence is part of a modern residential community on the hills of Limassol. The apartment combines privacy with easy access to the city's lifestyle. Large windows open up to breathtaking views of the sea, horizon, and cityscape. Blending nature with comfort, this property is a perfect choice both for living and investment. 

- ✓ Resort-Style Living – Access to swimming pools, children’s playgrounds, and lush green areas that create a sense of comfort and serenity.
- ✓ Perfect Location – Nestled in the quiet Germasogeia hills, just minutes away from Limassol’s vibrant city center and all urban conveniences.
- ✓ Everyday Convenience ?...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>104</b> |
| Covered Veranda        | <b>22</b>  |
| Floor Number           | <b>3</b>   |
| Total Number of Floors | <b>4</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>8621</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Sea view</b>           |

### Amenities

- Parking

### Location

**Location:** Germasogeia  
 Coordinates: **34.717990495389 / 33.069705963135**

Region: **Limassol**

## Price: €399 000 + VAT

VAT for this property is **€19,950** or **€75,810**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 837.00/m<sup>2</sup></b> |                 |             |

## 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> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€399 000 on Aug 20, 2025

