

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

This project is located close to all amenities and a short distance from the center of Limassol. It consists of 2- and 3-bedroom apartments featuring open-plan kitchens with dining and living areas. Each apartment also includes covered and uncovered balconies, one storage room, and one parking space. The Project has EPC certificate with "B" Energy Efficiency Rating. ✖

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>110</b> |
| Covered Veranda        | <b>23</b>  |
| Floor Number           | <b>1</b>   |
| Total Number of Floors | <b>1</b>   |

### Plot / Area Info

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>A0270-1</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>1</b>         |

### Amenities

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.69773 / 33.07048**

## Price: €485 000 + VAT

VAT for this property is **€24,250** or **€92,150**. 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>~€16 000.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 409.00/m<sup>2</sup></b> |                 |             |

## Representative: Cyprus Developers Alliance (CDA Group)

|  |                                |            |   |
|--|--------------------------------|------------|---|
| Registration number                      | <b>Registration number 591</b> | Email      | <b>sales@cyprus-alliance.com</b>              |
| License number                           | <b>License 118/E</b>           | Legal name | <b>Cyprus Developers Alliance (CDA Group)</b> |
| Phone: <b>+35725059360, +35797544416</b> |                                |            |   |

## Price change history

€485 000 on Aug 26, 2025



