

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

This modern 2-bedroom apartment is located on the 6th floor of a luxury high-rise development in the Germasogeia tourist area, just 200 meters from the beach and within walking distance to restaurants, cafes, supermarkets, and pharmacies. Designed with contemporary architecture and premium finishes, it combines comfort, style, and convenience in one of Limassol's most sought-after districts.

The apartment features spacious interiors with an open-plan living area, a sleek modern kitchen, two bedrooms, and two bathrooms. Large windows fill the space with natural light and offer stunning views of the sea, mountains, and city skyline. A private balcony creates the perfect spot for ou...

### Property Info

Covered Area	<b>80</b>
Covered Veranda	<b>9</b>
Floor Number	<b>6</b>
Total Number of Floors	<b>23</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>239650</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia Region: **Limassol**

**Price: €720 000 + VAT**

VAT for this property is **€36,000** or **€136,800**. 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>~€25 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 000.00/m<sup>2</sup></b>		

**Representative: MySpace**

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€720 000 on Sep 27, 2025



