

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

Set on a hillside with stunning views, this exclusive residential project offers a perfect balance of modern comfort and natural beauty. Thoughtfully designed to blend with its surroundings, it provides both a peaceful setting for everyday life and a strong investment opportunity. The development offers a refined selection of villas, spacious three-bedroom houses, and elegant apartments, each designed with light-filled spaces, functional layouts, high-quality finishes and sophisticated interiors. Floor-to-ceiling windows and generous terraces take full advantage of the panoramic views, while premium materials, energy-efficient solutions, and smart home systems ensure both comfort an...



Property Info		Plot / Area Info		Additional info	
Covered Area	105				
Covered Veranda	15				
Floor Number	1			Defense as Nonelese	11447
Total Number of Floors	3	Pool	Common, Yes	Reference Number	11447
Furnishing	Unfurnished	Parking	Covered, Yes	Property type	Apartment
Energy Efficiency	A			Bathrooms	2
Heating	Autonomous Heating, Yes				
Air Conditioning	All rooms, Yes				

## Amenities Location

• Parking Location: Germasogeia Region: Limassol

Coordinates: 34.724639 / 33.067556



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 Excluded Title transfer fee  $\sim$  16 000.00 Common expenses None Price per SQM  $\leq$  4 619.00/m<sup>2</sup>

## Representative: Cyprus Sotheby's International Realty

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## **Price change history**

€475 000 on Oct 8, 2025 €485 000 on Oct 21, 2025

















