


## 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

Covered Area	<b>105</b>
Covered Veranda	<b>15</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Heating	<b>Autonomous Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>11447</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.724639 / 33.067556**

## Price: €495 000 + VAT

VAT for this property is **€24,750** or **€94,050**. 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>~€16 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 714.00/m<sup>2</sup></b>		

## 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  
 €495 000 on Jan 17, 2026

