

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

Reference ID: #SA30857 Price details: €428,000 +VAT This contemporary designed residential building with partially sea and hill views, is located in the luxury Green Areas of Germasogeia Limassol, offering its residents a unique and modern living experience. It's near all amenities, only 5-minute drive proximately to Foley's school and German hospital, 3 minutes' drive to Germasogeia roundabout to access highway easily. This low-rise building including a lower terrain floor level, consisting only 9 spacious & luxury apartments, Including 6 standard two-Bedroom apartments and 3 penthouses with huge roof-gardens. This unique property will be made with imported premium ...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>115</b>                     |
| Covered Veranda   | <b>22.4</b>                    |
| Furnishing        | <b>Unfurnished</b>             |
| Energy Efficiency | <b>N/A</b>                     |
| Heating           | <b>Underfloor Heating, Yes</b> |
| Air Conditioning  | <b>All rooms, Yes</b>          |

### Plot / Area Info

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

### Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>SA30857</b>            |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2025</b>               |
| Bathrooms         | <b>2</b>                  |

### Amenities

- Storage room

### Location

**Location:** Germasogeia Region: **Limassol**  
**Coordinates:** **34.710882215027 / 33.076404960203**

## Price: €428 000 + VAT

VAT for this property is **€21,400** or **€81,320**. 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>€3 722.00/m<sup>2</sup></b> |                 |             |

## Representative: Smart Assets

|                     |              |            |                                |
|---------------------|--------------|------------|--------------------------------|
| Registration number | <b>1109</b>  | Email      | <b>info@smartassets.com.cy</b> |
| License number      | <b>317/E</b> | Legal name | <b>N/A</b>                     |
| Phone: +35777000111 |              |            |                                |

## Price change history

€320 000 on Oct 19, 2023  
€428 000 on Mar 19, 2024







