

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

Reference ID: #SA30097 Price details: €365,000 +VAT Luxurious 2 & 3 bedroom apartments located in the bustling area of Germasogeia, only 4 minutes from the roundabout. Unobstructed mountain and sea views from their prime hilltop location, in a quiet residential area. Eight minutes from the beach and city center. Option to purchase the entire building at a discounted price. The modern design building includes two 2-bedroom apartments on each of the first two floors and two 3-bedroom, split level apartments on the 3rd and 4th floors with private roof gardens, with primarily the following luxury specifications: Modern building design with glass elevator Master bedroom with ensuite shower Addition...

**Property Info**

Covered Area **93**  
Floor Number **1**  
Furnishing **Unfurnished**  
Energy Efficiency **N/A**  
Air Conditioning **No**

**Plot / Area Info**

Pool **Yes**  
Parking **Covered, Yes**

**Additional info**

Reference Number **SA30097**  
Property type **Apartment**  
Condition **Under Construction**  
Construction Year **2025**  
Bathrooms **2**

**Amenities**

- Storage room

**Location**

**Location:** Germasogeia  
**Coordinates:** 34.725166655953 / 33.082252507163

Region: **Limassol**

## Price: €365 000 + VAT

VAT for this property is **€18,250** or **€69,350**. 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<br>Price per SQM | <b>None</b><br><b>€3 925.00/m<sup>2</sup></b> | Common expenses | <b>None</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: <b>+35777000111</b> |              |            |                                |

## Price change history

€350 000 on Oct 19, 2023

€365 000 on Aug 7, 2024

