

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

Experience elegant, modern living in this 2-bedroom apartment in the peaceful suburb of Germasogeia, just minutes from Limassol's sandy beaches. Enjoy unobstructed sea and city views, a south-facing living area, and spacious open-plan design with a fully equipped Italian kitchen.



### Features & Amenities:

- Covered parking & storage
- Walk-in wardrobes and smart storage solutions
- Underfloor heating, VRF air conditioning, and Smart Home technology
- Infinity pool & indoor heated pool
- Full SPA with sauna, hammam, jacuzzi, and massage rooms
- Gym, yoga areas, kids' facilities, cinema, and barbecue & event areas

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### Property Info

Covered Area	<b>155</b>
Covered Veranda	<b>55</b>
Uncovered Veranda	<b>5</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>10300</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>
View	<b>City view</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia  
**Coordinates:** **34.725477258546 / 33.080445509207**

Region: **Limassol**

## Price: €749 000 + VAT

VAT for this property is **€40,833** or **€142,310**. 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>€4 832.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€749 000 on Nov 12, 2025







