

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

Experience the perfect blend of modern design, comfort, and convenience in this spacious 2-bedroom apartment located on the 1st floor of the prestigious complex in the heart of Yermasogia, Limassol. With expansive living spaces, high-end finishes, and state-of-the-art smart home features, this apartment offers the ultimate in coastal living.



### Key Features:

Floor: 1st Floor

Total Covered Area: 151 sqm

Internal Covered Area: 95 sqm

Covered Veranda: 33 sqm

Uncovered Veranda: 10.5 sqm

Storage: 2.5 sqm

Common Area: 10 sqm

Bedrooms: 2 (Master Bedroom with En Suite Shower)

### Interior Features:

Spacious Open-Plan Living Are...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

**151**

Furnishing

**Unfurnished**

Pool

**Yes**

Heating

**Underfloor Heating, Yes**

Parking

**Covered, Yes**

Air Conditioning

**All rooms, Yes**

Reference Number

**31940**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2****Amenities****Location**

- Gym

**Location:** GermasogeiaRegion: **Limassol**Coordinates: **34.721172 / 33.08486**

## Price: €495 000 + VAT

VAT for this property is **€25,209** 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 278.00/m<sup>2</sup></b>		

## Representative: FOX

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## Price change history

€495 000 on Nov 21, 2025

