

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

Discover the perfect blend of modern living and coastal elegance of a luxurious gated community nestled in the heart of the sought-after Yermasogia area of Limassol. This stunning 2-bedroom apartment on the 2nd floor offers contemporary design, advanced smart home features, and a spacious layout, ideal for those seeking both comfort and sophistication. 

This apartment is meticulously crafted to elevate your lifestyle. With an open-plan living room and dining area that seamlessly flows into a modern, fully equipped kitchen, the space is perfect for both intimate gatherings and lively social evenings. The private covered veranda (21 sqm) offers a peaceful retreat where you can unwind ...

### Property Info

Covered Area	<b>123.5</b>
Furnishing	<b>Unfurnished</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>31950</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

- Gym

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates: 34.721172 / 33.08486**

## Price: €473 000 + VAT

VAT for this property is **€23,650** or **€89,870**. 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>€3 846.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€460 000 on Nov 22, 2025

€473 000 on Dec 18, 2025

