

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

Welcome to a new residential complex, where elegance meets modern design in the heart of Yermasogia, one of Limassol's most prestigious neighborhoods. This stunning 2-bedroom apartment on the 3rd floor offers an expansive living space with contemporary finishes, perfect for those who seek both style and functionality. 

With a total covered area of 123.5 sqm, including a 21 sqm covered veranda, this apartment is designed to enhance your lifestyle with spacious interiors, luxury amenities, and smart home features. The master bedroom features an en-suite shower, providing a private retreat within your home, while the open-plan living and dining area creates a seamless flow, ideal for...

### 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>31956</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

Location	Region
• Gym	<b>Location: Germasogeia</b> Region: <b>Limassol</b> Coordinates: <b>34.721172 / 33.08486</b>

## Price: €487 000 + VAT

VAT for this property is **€24,350** or **€92,530**. 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 Price per SQM	<b>None</b> <b>€3 959.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€470 000 on Nov 22, 2025

€487 000 on Dec 18, 2025

