

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

This luxurious 2-bedroom apartment on the 4th floor offers an exceptional living experience with expansive living spaces, modern design, and high-end finishes throughout. Located in the prestigious Yermasogia area, this apartment spans 146 sqm in total, including a spacious 28 sqm covered veranda and an additional 13 sqm uncovered veranda, providing the perfect balance of indoor and outdoor living. ✖

The open-plan living room and dining area are flooded with natural light, leading out to the large covered veranda—ideal for alfresco dining or simply relaxing and enjoying the serene Cyprus climate. The master bedroom, with its en-suite shower, serves as a private retreat, while the s...

### Property Info

|                  |                                |
|------------------|--------------------------------|
| Covered Area     | <b>146</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>31960</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: €538 000 + VAT

VAT for this property is **€26,900** or **€102,220**. 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>€3 685.00/m<sup>2</sup></b> |                 |             |

## 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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€495 000 on Nov 22, 2025

€538 000 on Dec 18, 2025

