

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

### 2 BEDROOM APARTMENT – CONTEMPORARY COMFORT WITH MOUNTAIN & SEA HARMONY

This stylish 2-bedroom apartment offers a beautifully balanced living environment where calm suburban surroundings meet refined modern design. The open-plan living and dining area is bright and inviting, framed by large windows that capture natural light and highlight the seamless connection between indoors and outdoors.

A spacious veranda extends the living area, creating an ideal setting for relaxed evenings, morning coffee, or hosting guests while enjoying views of both the mountains and the sea. The contemporary kitchen features premium finishes and smart layout planning, ensuring effortless daily...

| Property Info     |                       | Plot / Area Info                              |                     | Additional info   |                           |
|-------------------|-----------------------|---|---------------------|-------------------|---------------------------|
| Covered Area      | <b>117</b>            |   |                     | Reference Number  | <b>238513</b>             |
| Floor Number      | <b>2</b>              | Pool  | <b>Common, Yes</b>  | Property type     | <b>Apartment</b>          |
| Energy Efficiency | <b>A</b>              | Parking                                       | <b>Covered, Yes</b> | Condition         | <b>Under Construction</b> |
| Air Conditioning  | <b>All rooms, Yes</b> |   |                     | Construction Year | <b>2026</b>               |
|                   |                       |   |                     | Bathrooms         | <b>2</b>                  |
| Amenities         |                       | Location                                      |                     |                   |                           |
| • Parking         |                       | <b>Location:</b> Germasogeia Region: Limassol |                     |                   |                           |

## Price: €809 000 + VAT

VAT for this property is **€40,450** or **€153,710**. 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<br>Price per SQM | <b>None</b><br><b>€6 915.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b> |
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## Price change history

€809 000 on Dec 2, 2025



