

## 2 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Contemporary 2 Bedroom Apartment designed according to the latest architecture and planning trends. It is ideally located in the centre of the Tourist area of Limassol, 300 meter from the sea. All necessary amenities, such as shops, restaurants, banks, pharmacies, supermarkets are within a walking distance.

The complex offers amazing panoramic views and maximum of comfort due to such facilities as a communal swimming pool, gym, tennis court, green area, underground parking and gated entrance.

This 100 meter tower consists of 89 one, two, three and four bedroom luxury apartments, penthouses and duplexes with private pools on the roof garden.

High ceilings of 3.15 m and...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>94</b>             |
| Covered Veranda        | <b>18</b>             |
| Floor Number           | <b>11</b>             |
| Total Number of Floors | <b>21</b>             |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>2773</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>2</b>         |
| View              | <b>Sea view</b>  |

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €1 250 000 + VAT

VAT for this property is **€62,500** or **€237,500**. 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>€13 298.00/m<sup>2</sup></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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€1 250 000 on Dec 9, 2025









