

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

This exquisite two-bedroom apartment is inspired by the Art Deco elegance of the Riviera and designed by Parisian aesthete Thierry Lemaire, blending seamlessly with the natural coastal landscape. Muted tones of marble and wood complement the sand and rock of the coastline, while subtle copper and gold accents evoke the warmth of the Cypriot sun on the Mediterranean Sea. Floor-to-ceiling windows allow natural light to fill the interiors, creating a harmonious connection between indoor and outdoor living.



The open-plan layout is ideal for entertaining, with a sunlit terrace that takes full advantage of stunning sea views. Interiors are luxuriously appointed, featuring a bespoke kitch...

### Property Info

|                        |                                |
|------------------------|--------------------------------|
| Covered Area           | <b>178</b>                     |
| Covered Veranda        | <b>31</b>                      |
| Floor Number           | <b>1</b>                       |
| Total Number of Floors | <b>7</b>                       |
| Heating                | <b>Underfloor Heating, Yes</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>11536</b>              |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>2</b>                  |
| View             | <b>Sea view</b>           |

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
**Coordinates:** **34.69790781 / 33.09650655**

## Price: €2 319 103 + VAT

VAT for this property is **€167,028** or **€440,630**. 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>€13 029.00/m<sup>2</sup></b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€2 319 103 on Jan 30, 2026





