

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

Luxury apartment for sale in a luxury residential complex in the center of Limassol, in a prestigious and quiet area of the tourist area, about 500 meters from the sea. Main advantages: an iconic architectural project of one of the leading London bureaus; 500 meters from the sandy beaches and infrastructure of the popular tourist area of Limassol; internal infrastructure: outdoor swimming pool, gym, sauna, covered parking, large landscaped gardens; spacious balconies with private greenery; high ceilings (3.15 m); high-quality finishing materials (parquet, 2.4 m high doors, safe entrance doors, thermo-aluminum window frames, high-quality built-in furniture, plumbing); water underfloor heati...

### Property Info

Covered Area	<b>120</b>
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>211878</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>2</b>

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €790 000 + VAT

VAT for this property is **€39,500** or **€150,100**. 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>€6 583.00/m<sup>2</sup></b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35796644888</b>			

## Price change history

€790 000 on Apr 17, 2026



Project:	Eden Roc Residence Block B
Block № / villa №:	B
№:	107
Floor:	1
Type:	Apartment
Bedrooms:	2
Parkings:	1
Indoor area, m <sup>2</sup> :	84.52
Cov. veranda, m <sup>2</sup> :	16.62
Common area, m <sup>2</sup> :	19.47
Total area, m <sup>2</sup> :	120.61

**Disclaimer:**

1. The floor plans show approximate measurements only.
2. Exact layout and sizes may vary upon issuance of relevant authority permits and delivery.

