

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

This modern two-bedroom penthouse, built in 2021, is located on the 3rd floor in Germasogeia and offers a total covered area of 216 m<sup>2</sup>, including a private roof terrace.

The penthouse features two en-suite bedrooms, a spacious living area, and a modern kitchen. The layout includes large covered verandas and a private rooftop terrace with an additional bathroom.

Outdoor areas include a private swimming pool and generous space for relaxation and entertaining.

Additional features include VRV air conditioning, underfloor heating, covered parking, storage room, and access to a communal pool and garden.

Key Features:

- 2 bedrooms & 3 bathrooms

- ...

### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>216</b> |
| Floor Number      | <b>3</b>   |
| Energy Efficiency | <b>A</b>   |

### Plot / Area Info

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

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>242916</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2021</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

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

## Price: €580 000 + VAT

VAT for this property is **€53,811** or **€110,200**. 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>~€19 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 685.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€580 000 on Apr 27, 2026



