


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

Discover refined living in this brand-new one-bedroom apartment, ideally situated on the first floor of an exclusive, gated residential complex in one of the city's most prestigious locations. 

Thoughtfully designed to combine elegance with functionality, the residence offers a bright open-plan living space, a spacious and tranquil bedroom, and a sleek, contemporary bathroom finished to the highest standards. The private balcony creates a peaceful extension of the home, perfect for relaxing moments throughout the day.

Comfort is ensured year-round with underfloor heating and a state-of-the-art VRV air conditioning system, delivering both efficiency and luxury. The devel...

### Property Info

Covered Area	<b>67</b>
Covered Veranda	<b>14</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</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>17193</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2026</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.704212 / 33.095841**

## Price: €490 000 + VAT

VAT for this property is **€24,500** or **€93,100**. 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>€7 313.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

Registration number	<b>1013</b>	Email	<b>info@cyprus-sothebysrealty.com</b>
License number	<b>517/E</b>	Legal name	<b>ConceptRealty Ltd</b>
Phone: <b>+35726080180, +35797612926</b>			

## Price change history

€490 000 on May 14, 2026



