


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

Set on the fourth floor of an exclusive gated development, this brand-new two-bedroom apartment offers an elevated standard of modern living in one of the city's most prestigious locations. 

Thoughtfully designed to maximize space, light, and comfort, the residence features a stylish open-plan living and dining area, complemented by two spacious bedrooms and a sleek, contemporary bathroom finished with high-quality materials.

The private balcony extends the living space outdoors, offering a sense of openness along with pleasant elevated views. Equipped with underfloor heating and a state-of-the-art VRV air conditioning system, the apartment ensures a refined indoor climate th...

### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>21</b>
Floor Number	<b>4</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>17196</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  
**Coordinates:** **34.704212 / 33.095841**

Region: **Limassol**

## Price: €850 000 + VAT

VAT for this property is **€42,500** or **€161,500**. 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>€7 589.00/m<sup>2</sup></b>		

## Representative: Cyprus Sotheby's International Realty

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## Price change history

€850 000 on May 14, 2026











