

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

Brand-new 2-bedroom apartment, unit 202 on the 2nd floor of a boutique residential building in the tourist area of Germasogeia, Limassol — just 800 m from the Mediterranean Sea. The apartment offers 88 m<sup>2</sup> of covered internal living area plus a 33 m<sup>2</sup> covered terrace, for a total of 155 m<sup>2</sup>.

Layout: open-plan living, dining and kitchen area, a master bedroom with en-suite bathroom and a second double bedroom, plus a family bathroom. Floor-to-ceiling sliding doors open onto the covered terrace.

Designer interiors crafted by an in-house Interior Designer team. Signature finishes include high ceilings, large-format porcelain floor tiles, marble-clad bathrooms, premium Europea...

### Property Info

Covered Area	<b>88</b>
Covered Veranda	<b>33</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</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>244686</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

**Price: €560 000 + VAT**

VAT for this property is **€28,000** or **€106,400**. 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>€6 364.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

**Price change history**

€560 000 on May 16, 2026

