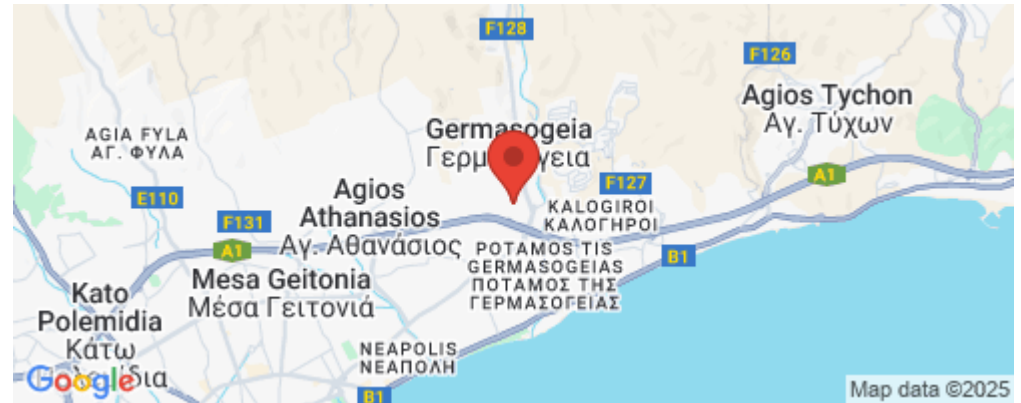


## 795m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

This small block of four different 2-bedroom units in Limassol, has all the features that make it an ideal investment real estate.



The property is located in a quiet residential neighbourhood in Germasogeia, one of the prime areas in Limassol, only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it an ideal base for commuters or regular travellers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.

The 3-storey block is marked by its contemporary, simple lines and houses 2 duplexes across...

### Property Info

Covered Area	<b>795</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>3925</b>
Property type	<b>Building</b>
Condition	<b>Brand New</b>
Construction Year	<b>2022</b>
Bathrooms	<b>5+</b>

### Amenities

### Location



**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.71157055349 / 33.08425**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €2 020 000 + VAT

VAT for this property is **€330,442** or **€383,800**. 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>€2 541.00/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

€2 500 000 on Dec 14, 2023  
 €2 200 000 on Mar 13, 2024  
 €2 500 000 on Mar 22, 2024  
 €2 020 000 on Apr 25, 2024



