

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

### The Building

The architecture is defined by clean contemporary lines, creating a stylish presence while remaining practical and welcoming. With only four residences in total, the building offers a unique sense of privacy and exclusivity, making it ideal for both permanent living and investment.

Two Duplex Apartments – Spanning the ground and first floor, each unit features two ensuite bedrooms and open-plan living areas.

First-Floor Apartment – A bright and functional residence with a well-designed layout.

Penthouse – Located on the top floor, it boasts expansive interiors and a large uncovered veranda for outdoor living and entertaining.

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<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>795</b>			Reference Number	<b>3925</b>
Total Number of Floors	<b>3</b>			Property type	<b>Building</b>
Energy Efficiency	<b>A</b>	Parking	<b>Yes</b>	Condition	<b>Brand New</b>
Air Conditioning	<b>All rooms, Yes</b>			Construction Year	<b>2022</b>
				Bathrooms	<b>5+</b>

<b>Amenities</b>	<b>Location</b>
	<b>Location:</b> Germasogeia
	Region: <b>Limassol</b>
	Coordinates: <b>34.711570555349 / 33.08425</b>

## Price: €1 818 000 + VAT

VAT for this property is **€297,397** or **€345,420**. 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 Price per SQM	<b>None</b> <b>€2 287.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€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  
€1 818 000 on Jul 24, 2025



