

## for Sale in Agia Paraskevi, Limassol District

This spacious 2-bedroom duplex is housed in a small new-build block of only four 2-bedroom units in Germasogeia, one of the most desirable locations in Limassol. The quiet residential neighbourhood is 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 duplex configuration covers two floors: The ground floor is dedicated to two bedrooms, each with its own ensuite bathroom, while the first...



| Property Info          |                             | Plot / Area Info                              |                     | Additional info         |                  |
|------------------------|-----------------------------|---|---------------------|-------------------------|------------------|
| Covered Area           | 112                         |   |                     | Reference Number        | <b>A-122043</b>  |
| Covered Veranda        | 12                          |   |                     | Property type           |                  |
| Total Number of Floors | 3                           | Parking                                       | <b>Covered, Yes</b> | Condition               | <b>Brand New</b> |
| Furnishing             | <b>Unfurnished</b>          |   |                     | Bathrooms               | <b>2</b>         |
| Heating                | <b>Central Heating, Yes</b> |   |                     |                         |                  |
| Air Conditioning       | <b>All rooms, Yes</b>       |   |                     |                         |                  |
| Amenities              |                             | Location                                      |                     |                         |                  |
| • Guest WC             |                             | <b>Location:</b> Agia Paraskevi               |                     | Region: <b>Limassol</b> |                  |
|                        |                             | Coordinates: <b>34.72201396 / 33.08451585</b> |                     |                         |                  |

## Price: €474 000 + VAT

VAT for this property is **€23,700** or **€90,060**. 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>€4 232.00/m²</b> |                 |             |

## Representative: FOX

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                                    | <b>488</b>   | Email      | <b>info@foxrealty.com.cy</b>               |
| License number   | <b>344/E</b> | Legal name | <b>FOX Smart Estate Agency Network Ltd</b> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## Price change history

€620 000 on Jul 11, 2023  
 €527 000 on Jun 7, 2024  
 €474 000 on Nov 18, 2025



