

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

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	Excluded	Title transfer fee Price per SQM	None €4 232.00/m²	Common expenses	None
-----	-----------------	-------------------------------------	---	-----------------	-------------

Representative: FOX

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

Price change history

€620 000 on Jul 11, 2023

€527 000 on Jun 7, 2024

€474 000 on Nov 18, 2025



