

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

This spacious 1 bedroom ground floor apartment in Germasogeia Tourist Area, Limassol, is within walking distance to the beach and Coya Cafe on the coastal road. It is conveniently close to all essential amenities including supermarkets, bakeries, banks, restaurants, a 5 screen cinema, water sports, and amusements.



### Property Info

Covered Area	<b>58</b>
Uncovered Veranda	<b>24</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking **Uncovered, Yes**

### Additional info

Reference Number	<b>4113</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2012</b>
Bathrooms	<b>1</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.703377136063 / 33.099216986951**

## Price: €298 000 + VAT

VAT for this property is **€14,900** or **€56,620**. 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>~€8 520.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 138.00/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>
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## Price change history

€300 000 on Jan 28, 2024  
 €295 000 on Feb 18, 2025  
 €298 000 on Jun 13, 2025



