

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

Reference ID: #SA33526 Price details: €500,000 Adjacent to five star hotels and on sandy organised beaches Amazing seafront two bedroom cosy apartment in the heart of the tourist and vibrant area of Limassol, restaurants, bars, cafes, sandy beaches. Fully furnished with large balcony overlooking the pool extensive gardens and the sea, Gated project. Excellent for weekly or yearly rentals with yields exceeding over 6% per annum. Total living areas 82 sq.m, one parking space.



### Property Info

Covered Area	<b>82</b>
Floor Number	<b>3</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>No</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>No</b>

### Additional info

Reference Number	<b>SA33526</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

#### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
**Coordinates:** **34.696593488006 / 33.093781471252**

## Price: €500 000 + VAT

VAT for this property is **€25,000** or **€95,000**. 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>~€16 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 098.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€550 000 on Feb 20, 2024  
 €500 000 on Mar 29, 2025



