

## 2 Bedroom Apartment for Sale in Limassol District

In Germasogeia, a sought-after Limassol neighborhood, this 2-bedroom duplex is part of a small block of four units. Just 2km from the beach and within 1km of essential amenities, it offers convenience. The layout spans two floors, with two bedrooms on the ground floor and an open-plan living area on the first. Designed for comfort, it features double-glazed windows, solar heating, and split-unit air conditioning. Each unit has underground parking, with additional spaces for disabled residents. A communal roof terrace offers sea views, perfect for gatherings. Ideal for long-term residents, holiday rentals, or those seeking residency by investment.

Property Info		Plot / Area Info		Additional info	
Covered Area	92	Parking	Covered, Yes	Reference Number	95196
				Property type	Apartment
				Bathrooms	2
Amenities			Location		
• Parking			Region: Limassol		

## Price: €391 000 + VAT

VAT for this property is **€19,550** or **€74,290**. 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>~€12 240.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 250.00/m<sup>2</sup></b>		

## Representative: La Maison Estates

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## Price change history

€391 000 on Jun 13, 2024

