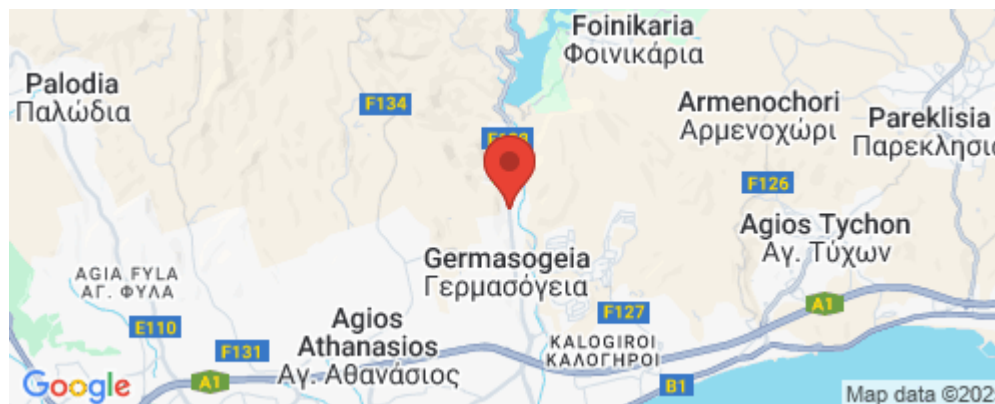


## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

Enjoy the best of both worlds with serene village life and quick access to the vibrant coastal lifestyle in this fully renovated 2-bedroom penthouse, boasting modern amenities and stylish finishes included exclusive features, stunning rooftop garden, private land in ground floor with mature gardens, fruits trees, nestled in Germasogeia village, just 5 minutes from the pristine beaches of Limassol, close proximity to all amenities for your convenience.



2 bedroom ( both with balcony ), Luxurious Bathroom featuring a Jacuzzi Bath, Electrical heating panels, Mosquito nets , Electric shutters installed in bedrooms, Fully air conditioning units , Impeccably furnished interior for a compl...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>88</b>             |
| Covered Veranda   | <b>13</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>232226</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |

### Amenities

- Elevator

### Location

**Location:** Germasogeia  
**Coordinates:** **34.729244193903 / 33.083821425764**

Region: **Limassol**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 227.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€460 000 on Aug 8, 2024





















