

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

Located a stone's throw from the azure waters of the Mediterranean, just off Limassol's main tourist beachfront road in Yermasoyeia, the apartments are ideal for holiday homes.

Apartments specifications: • Safe Doors • Italian designed Kitchens • High Quality Double Glazed windows • High quality sanitary ware • Ergonomic layout design • Spacious bedrooms • Spacious verandas • Alarm system provisions • Wired internet, telephony and TV • Video intercom and door view..

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>125</b>			Reference Number	<b>1942</b>
Covered Veranda	<b>21</b>	Pool	<b>Common, Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Pre-Owned</b>
Total Number of Floors	<b>4</b>			Construction Year	<b>2022</b>
Energy Efficiency	<b>A</b>			Bathrooms	<b>1</b>

Amilities	Location	Region
• Parking	<b>Location:</b> Germasogeia - Tourist Area Coordinates: <b>34.699974321306 / 33.094949142151</b>	<b>Limassol</b>

## Price: €714 000 + VAT

VAT for this property is **€35,700** or **€135,660**. 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 Price per SQM	<b>~€25 160.00</b> <b>€5 712.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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>
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## Price change history

€690 000 on Sep 23, 2023  
€650 000 on Oct 16, 2024  
€773 500 on Feb 22, 2025  
€714 000 on Nov 26, 2025

