

## 1665

### GERMASOGEIA

\*Modern 1-Bedroom Apartment Near the Beach – €440,000

\*Resale- No V.A.T

A tastefully furnished apartment located in one of Limassol's most desirable residential areas, just a short walk from the sea and close to all essential amenities. Situated near Papas supermarket, this property offers a balance of comfort, convenience, and investment potential.

#### Key Details:

- Internal area: 53 m<sup>2</sup>
- Covered veranda: 7 m<sup>2</sup>
- 2nd floor in a well-maintained building with communal pool and landscaped areas
- One bedroom, one main bathroom, plus a separate guest WC

#### Interior & Features:

- Fully furnished with modern, high-qu...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>53</b>	Pool	<b>Yes</b>	Reference Number	<b>1665</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Covered, Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Bathrooms	<b>2</b>
				View	<b>City view</b>
Amenities		Location			
• Guest WC		<b>Location:</b> Germasogeia - Tourist Area Region: <b>Limassol</b>			

## Price: €440 000 + VAT

VAT for this property is **€22,000** or **€83,600**. 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>~€14 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 302.00/m<sup>2</sup></b>		

## Representative: PropertyFate

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## Price change history

€440 000 on Apr 5, 2025

















