

## 2 Bedroom House for Sale in Limassol District

For sale is a charming 2 bedroom duplex maisonette with private garden located right on the beach in the sought-after Germasoyia Tourist Area in a gated complex with hotel facilities. 

This resale property boasts 70 m<sup>2</sup> of internal space, and 65 m<sup>2</sup> garden offering a cozy and comfortable lifestyle.

The apartment is on the ground floor consisting on an open plan kitchen/dinning area and a guest toilet, on the upper floor there are two bedrooms with two bathrooms , perfect for individuals or couples looking for a peaceful retreat, or for investor looking to have a good return investment.

Situated on the ground floor of a five-story building, this fully furnished property...

### Property Info

Covered Area **70**  
 Heating **Central Heating, Yes**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
 Parking **Uncovered, Yes**

### Additional info

Reference Number **11267**  
 Property type **House**  
 Condition **Pre-Owned**  
 Bathrooms **2**  
 View **Sea view**

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.697247846572 / 33.088861346813**

## Price: €600 000 + VAT

VAT for this property is **€30,000** or **€114,000**. 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>~€20 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 571.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
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## Price change history

€600 000 on Apr 5, 2025



