


## for Sale in Limassol District

For sale off plan: a modern duplex with 98.47 m<sup>2</sup> of thoughtfully designed internal space. This stylish home features two spacious bedrooms, ideal for comfortable living. Located on the 2nd and 3rd floors, the property is accessible by elevator, combining convenience with privacy. 

Situated in Germasoyeia's vibrant Tourist Area, you will experience a dynamic lifestyle close to a variety of restaurants, shops, and entertainment options. This sought-after location is known for its beautiful coastline, lively atmosphere, and easy access to both leisure and essential amenities. It is perfect for those seeking a relaxed, yet active way of life near the beach.

The building i...

### Property Info

Covered Area  
Heating  
Air Conditioning

**98**  
**Underfloor Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

Reference Number **26455**  
Property type  
Condition **Brand New**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.702768603236 / 33.084968469138**

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 633.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
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## Price change history

€650 000 on May 28, 2025



