

## 62m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

This small block of four different 2-bedroom units in Limassol, has all the features that make it an ideal investment real estate.



The property is located in a quiet residential neighbourhood in Germasogeia, one of the prime areas in Limassol, only 2km from the nearest organized sandy beach. All everyday amenities from banks and supermarkets to shops and restaurants are less than 1km from the property. In addition, easy access to the highway makes it an ideal base for commuters or regular travellers, as it is midway between the two airports in Larnaca and Pafos, both around 50km away.

The 3-storey block is marked by its contemporary, simple lines and houses 2 duplexes across...

### Property Info

Covered Area  
Total Number of Floors

**62**  
**3**

### Plot / Area Info

Parking

**Covered, Yes**

### Additional info

Reference Number  
Property type  
Condition  
View

**7702**  
**Building**  
**Brand New**  
**Sea view**

### Amenities

- Roof Garden

### Location

**Location:** Germasogeia  
**Coordinates:** **34.711314446995 / 33.0843078996**

Region: **Limassol**

## Price: €1 818 000 + VAT

VAT for this property is **€90,900** or **€345,420**. 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>€29 323.00/m<sup>2</sup></b>		

## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 818 000 on Jul 15, 2025







This architectural floor plan depicts a modern residential building with a complex, angular layout. The plan is oriented with a north arrow pointing towards the upper left. The overall dimensions are approximately 11.0m by 11.0m. The layout includes two bedrooms, each with an attached bathroom and a walk-in closet. A central living area features a fireplace and a large window. A dining area is adjacent to the living area, and a kitchen is located near the entrance. The plan also shows a staircase, a central hallway, and various storage areas. The drawing is a detailed technical representation of the building's interior space.