

## 795m<sup>2</sup> Building for Sale in Germasogeia, Limassol District

For sale a residential building located in Germasogeia Green Area, only 2 km from the beach. The 3-storey block is marked by its contemporary, simple lines and houses 2 duplexes across the ground and first floor, each with 2 ensuite bedrooms and an open-plan living area. The third unit is on the first floor, while the fourth unit is the penthouse on the second floor, with its vast uncovered veranda. As such, the property offers a variety of 2-bedroom configurations to suit different purposes and preferences. The building has an elegant entrance lobby, bright interiors, cool superior finishing materials, double glazed windows, ample fitted kitchen cabinets and appliances as well as bedroom...

### Property Info

Covered Area **795**  
Energy Efficiency **A**

### Plot / Area Info

### Additional info

Reference Number **169870**  
Property type **Building**  
Condition **Pre-Owned**

### Amenities

### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €1 818 000 + VAT

VAT for this property is **€297,397** 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>~€69 320.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€2 287.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€1 818 000 on Aug 2, 2025

