


## for Sale in Limassol District

For sale, this modern duplex offers a fantastic opportunity to own a stylish home in the sought-after Germasoyeia Tourist Area. With an impressive internal space of 148 m2, this property is perfect for families and individuals looking for comfort and convenience. 

Featuring three spacious bedrooms and three well-appointed bathrooms, this duplex is designed with contemporary living in mind. Located on the 2nd floor of a five-story building, residents will enjoy the ease of an elevator and the peace of mind that comes with living in a gated complex. The energy efficiency rating of A and a central AC system ensure that you will stay comfortable year-round while keeping utility costs lo...

### Property Info

Covered Area **148**  
Air Conditioning **All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Covered, Yes**

### Additional info

Reference Number **25033**  
Property type  
Condition **Brand New**  
Bathrooms **3**

### Amenities

- Guest WC

### Location

Region: **Limassol**  
Coordinates: **34.697119645525 / 33.076395546162**

## Price: €1 720 000 + VAT

VAT for this property is **€86,000** or **€326,800**. 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>€11 622.00/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

€1 720 000 on Aug 9, 2025



