

## 2 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

This elegant 2-bedroom duplex occupies the 2nd floor of a boutique residential building with only two apartments, ensuring privacy and exclusivity.  Located in the sought-after tourist area of Potamos Germasogeia, it is within walking distance to the Dasoudi eucalyptus park and the seashore, offering the perfect blend of tranquility and convenience.

### Apartment Highlights

- Master bedroom with en-suite shower room
- Family bathroom and laundry space
- Spacious open-plan kitchen, dining, and living area
- Cozy veranda
- Rooftop with an additional room, shower, and WC

### Property Info

Covered Area	<b>135</b>
Covered Veranda	<b>25</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>9016</b>
Property type	<b>Apartment</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.70297083375 / 33.085230579501**

Region: **Limassol**

## 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>~€22 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 815.00/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

€650 000 on Sep 19, 2025



