

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

Reference ID: #SA29345 Price details: €450,000 Beautiful ground floor apartment with independent maids quarter in the heart of Limassol's tourist area. Quiet neighbourhood, yet within walking distance to the beach and all amenities. Indoor Area: 87m<sup>2</sup> Covered Veranda: 17m<sup>2</sup> 2 bedrooms both with ensuite Extra maids quarter with bathroom: 24m<sup>2</sup> Guest toilet Communal swimming pool



### Property Info

Covered Area	<b>128</b>
Covered Veranda	<b>17</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>SA29345</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- Pool

### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
 Coordinates: **34.70035773609 / 33.090799081806**

## Price: €450 000 + VAT

VAT for this property is **€22,500** or **€85,500**. 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>~€14 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 516.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: +35777000111			

## Price change history

€550 000 on Oct 19, 2023  
 €500 000 on Aug 20, 2024  
 €450 000 on Apr 9, 2025





