

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

Discover this beautifully fully renovated 3-bedroom duplex apartment, ideally located in the heart of the Yermasoyia tourist area, just steps away from Papas Supermarket and only a 5-minute walk to the beach. Surrounded by all amenities, restaurants, cafes, and shops, this property offers the perfect blend of comfort, convenience, and lifestyle. 

With a total indoor area of 116 sqm, generous outdoor spaces, and excellent communal facilities, this home is ideal for permanent residence, holiday living, or investment.

### Property Features

116 sqm internal covered area

17 sqm covered veranda

12 sqm uncovered veranda

18 sqm private storage room

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### Property Info

Covered Area	<b>133</b>
Furnishing	<b>Furnished</b>
Heating	<b>Central Heating, Yes</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>32480</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

- BBQ zone

### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**  
**Coordinates: 34.692649 / 33.080357**

## Price: €590 000 + VAT

VAT for this property is **€29,500** or **€112,100**. 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>~€20 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 436.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€590 000 on Jan 16, 2026







