

## 1 Bedroom Apartment for Sale in Germasogeia, Limassol District

A stylish 1-bedroom apartment of 60 m<sup>2</sup> located in the highly sought-after Germasogeia Tourist Area of Limassol, offering stunning sea and mountain views in a prime coastal location.

This well-positioned property features one spacious bedroom, two bathrooms, and a modern layout designed for comfortable living or excellent rental returns. Ideally situated just minutes from the beach, shops, city centre, hospital, and main road access, it combines convenience with lifestyle.

Located only 1 minute from the sea and within close proximity to all essential amenities, this apartment is an outstanding investment opportunity with strong rental demand.

An ideal choice for investor...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>60</b>             |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>244128</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

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

## Price: €380 000 + VAT

VAT for this property is **€19,000** or **€72,200**. 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>~€11 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 333.00/m<sup>2</sup></b> |                 |             |

## Representative: MySpace

|  |              |            |   |
|--|--------------|------------|---|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number                           | <b>1047</b>  | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€380 000 on Apr 27, 2026

