

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

Reference ID: #SA32678 Price details: €950,000 Residences is an elegant contemporary development in the cosmopolitan city of Limassol, just 500 metres from the beachfront and promenade. Consisting of 1, 2 & 3 bedroom residences, this boutique development enjoys a prime address within walking distance to a vast array of amenities. Comprising eleven luxuriously appointed properties, all with open-plan living areas that extend onto oversized terraces, project offers the perfect Mediterranean home. The airy properties are finished in a cool contemporary palette that complements the sleek modern exterior and they enjoy great city and sea views. Located in the prestigious tourist area of the ci...



### Property Info

|                   |                    |
|-------------------|--------------------|
| Covered Area      | <b>152</b>         |
| Covered Veranda   | <b>N/A</b>         |
| Uncovered Veranda | <b>N/A</b>         |
| Floor Number      | <b>4</b>           |
| Furnishing        | <b>Unfurnished</b> |
| Energy Efficiency | <b>N/A</b>         |
| Air Conditioning  | <b>No</b>          |

### Plot / Area Info

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

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA32678</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2023</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.701426033258 / 33.092312344844**

## Price: €950 000 + VAT

VAT for this property is **€49,250** or **€180,500**. 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>~€34 600.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 250.00/m²</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

€950 000 on Nov 4, 2023







