

## 6+ Bedroom Apartment for Sale in Limassol District

Residential Land with Planning and Building Permit and Architectural Drawings together with shares of the company Buildable 1642m2 land size 1955m2 Innovative Design in highly sought after neighborhood . The building is located in the heart of Germasoya next to Prophet Elias Church in a Cul de Sac Street. Its design will be a new approach for Cyprus that has not been seen yet in the country with greenery down over the buildings unusual shapes and angles. Surrounded by beautiful villas with lush green gardens 8 apartments and the 2 penthouses have Seaview while 7 apartments enjoy the view to the green gardens of the neighborhood . Located within 6 minutes walk to the sea it nevertheless gi...

### Property Info

### Plot / Area Info

### Additional info

		Reference Number	<b>VL18234</b>
Plot area	<b>1955</b>	Property type	<b>Apartment</b>
		Condition	<b>Brand New</b>

### Amenities

### Location

Region: **Limassol**

**Price: €3 100 000 + VAT**

VAT	<b>Excluded</b>	Title transfer fee Price per SQM	<b>None N/A</b>	Common expenses	<b>None</b>
-----	-----------------	-------------------------------------	---------------------	-----------------	-------------

**Representative: Nicolaou Estates**

Registration number	<b>693</b>	Email	<b>pnicolaou@nicolaouestates.com</b>
License number	<b>365/E</b>	Legal name	<b>Nicolaou Estates LTD</b>
Phone:			

**Price change history**

€3 100 000 on Nov 4, 2023



1<sup>st</sup> & 3<sup>rd</sup> & 4<sup>th</sup> Floor Plan - Sea View



2<sup>nd</sup> Floor Plan



Flat N°	Bedrooms	Total Internal Area (M <sup>2</sup> )	Circulation Area (M <sup>2</sup> )	Covered Veranda (M <sup>2</sup> )	Uncovered Veranda (M <sup>2</sup> )	Floor Area (M <sup>2</sup> )	Apportioned Area* (M <sup>2</sup> )	Total Area (M <sup>2</sup> )
101/301/401	1	59	7	14	2.5	82.5	41.9	124.4
102/302/402	2	87	10	20	15	132	67	199.0
103/303/403	2	86	10	32	0	128	65	193.0
104/304/404	2	88	10	24	8	130	66	196.0

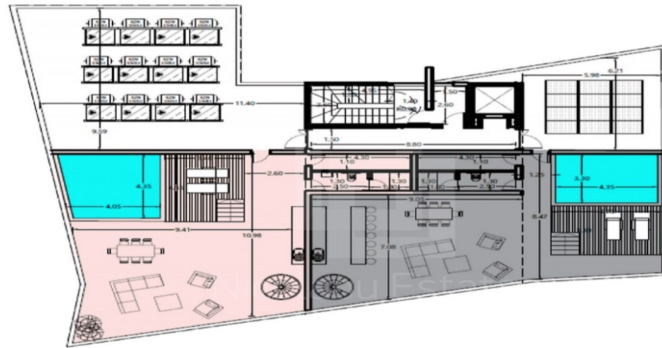
\* Apportioned Area is the area share of apartments for parking, storage, gym, mechanical room and ground floor reception facilities and services.



Flat N°	Bedrooms	Total Internal Area (M <sup>2</sup> )	Circulation Area (M <sup>2</sup> )	Covered Veranda (M <sup>2</sup> )	Uncovered Veranda (M <sup>2</sup> )	Floor Area (M <sup>2</sup> )	Apportioned Area* (M <sup>2</sup> )	Total Area (M <sup>2</sup> )
202	2	87	10	20	15	132	67	199.0
203	2	86	10	32	0	128	65	193.0
204	2	88	10	24	8	130	66	196.0

\* Apportioned Area is the area share of apartments for parking, storage, gym, mechanical room and ground floor reception facilities and services.

## 5th Floor Penthouse Roof Garden



Flat N°	Bedrooms	Total Internal Area (M <sup>2</sup> )	Circulation Area (M <sup>2</sup> )	Covered Veranda (M <sup>2</sup> )	Uncovered Veranda (M <sup>2</sup> )	Floor Area (M <sup>2</sup> )	Apportioned Area* (M <sup>2</sup> )	Total Area (M <sup>2</sup> )
501	3	133	21	42	119	315	160	475.0
502	3	123	16	26	121	286	145.2	431.2

\* Apportioned Area is the area share of apartments for parking, storage, gym, mechanical room and ground floor reception facilities and services.

