

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

Luxury 3 bedroom apartment for sale in the center of Limassol, in one of the most prestigious residential areas of the city, within walking distance from the best beach of Dasoudi, 250 meters from the embankment. This is the most special place in Limassol, where a mixed eucalyptus/ coniferous grove stretches along the beach for 1.5 km, creating a rare, extremely healthy microclimate. This is a wonderful place for walking with children, recreation, sports. The apartment has floors in living rooms and bedrooms made of expensive varieties of marble, granite and parquet, high (2.4 m) interior doors made of wood, ceiling height - 3.10 m, double-glazed windows made of solid wood adapted to th...



#### Property Info

Covered Area	<b>181</b>
Covered Veranda	<b>44</b>
Floor Number	<b>4</b>
Energy Efficiency	<b>B</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>4095</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2020</b>
Bathrooms	<b>3</b>
View	<b>Mountains view</b>

#### Amenities

- Elevator

#### Location

**Location:** Germasogeia  
 Coordinates: **34.69552599545 / 33.078021457671**

Region: **Limassol**

## Price: €1 500 000 + VAT

VAT for this property is **€110,967** or **€285,000**. 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>~€56 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 287.00/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>MYSAPCE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€1 500 000 on Dec 15, 2023



