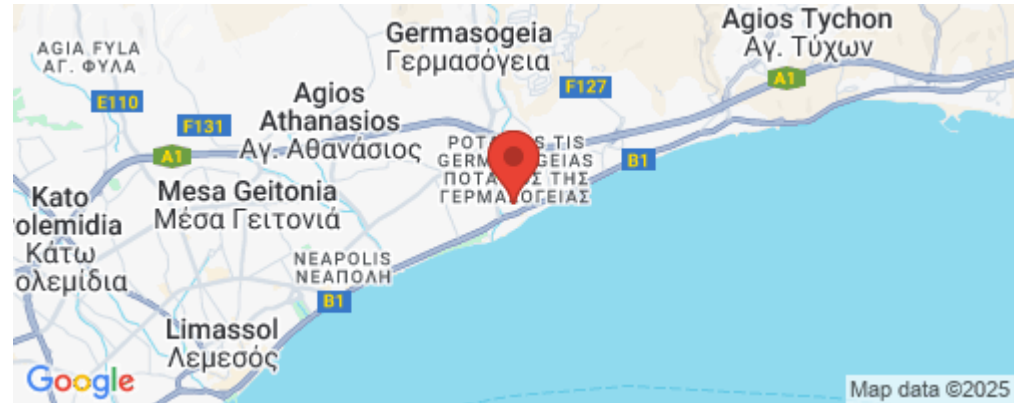


## 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Apartment with a big veranda in a new high-rise building in Limassol, Germasogeia area, within walking distance of sandy beaches, cafes and the best restaurants. Only 10 minutes away from City Center. All apartments have extensive south-facing covered verandas or roof gardens and panoramic sea and city views. Unique building design. First-class quality materials are used to ensure that the high standards and expectations of our customers are met.

- Common swimming pool
- Spa: sauna, hamam
- Massage
- Nail Bar
- Hair salon
- Fully equipped gym



### Property Info

Covered Area	<b>146</b>
Covered Veranda	<b>32</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>23</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>4393</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Construction Year	<b>2024</b>
Bathrooms	<b>2</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.69819635609 / 33.091204766091**

Region: **Limassol**

## Price: €1 267 000 + VAT

VAT for this property is **€63,350** or **€240,730**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 678.00/m²</b>		

## Representative: MySpace

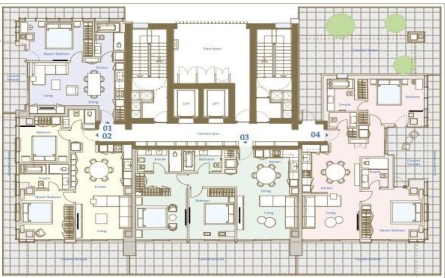
Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€1 152 360 on Dec 15, 2023  
 €1 267 596 on Feb 13, 2025  
 €1 268 000 on May 23, 2025  
 €1 267 000 on Aug 21, 2025

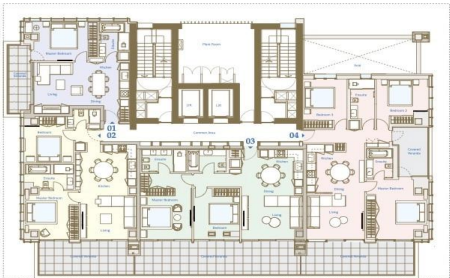


LEVELS  
3<sup>rd</sup> & 14<sup>th</sup> Executive Garden Apartments



APARTMENT 01	APARTMENT 02	APARTMENT 03	APARTMENT 04
Bedrooms: 1	Bedrooms: 2	Bedrooms: 2	Bedrooms: 2
Bathrooms: 1 no. 1	Bathrooms: 1 no. 2	Bathrooms: 1 no. 2	Bathrooms: 1 no. 3
Total Covered area: 67.5 m <sup>2</sup>	Total Covered area: 101 m <sup>2</sup>	Total Covered area: 122 m <sup>2</sup>	Total Covered area: 136 m <sup>2</sup>
Covered area: 58 m <sup>2</sup>	Covered area: 82 m <sup>2</sup>	Covered area: 91 m <sup>2</sup>	Covered area: 101 m <sup>2</sup>
Verandas: 9.5 m <sup>2</sup>	Verandas: 19 m <sup>2</sup>	Verandas: 31 m <sup>2</sup>	Verandas: 35 m <sup>2</sup>
Storage: 1	Storage: 1	Storage: 1	Storage: 1
Outdoor Parking: 1	Outdoor Parking: 1	Outdoor Parking: 1	Covered Parking: 1

LEVELS  
Apartments 4<sup>th</sup> & 15<sup>th</sup>



APARTMENT 01	APARTMENT 02	APARTMENT 03	APARTMENT 04
Bedrooms: 1	Bedrooms: 2	Bedrooms: 2	Bedrooms: 2
Bathrooms: 1 no. 1	Bathrooms: 1 no. 2	Bathrooms: 1 no. 2	Bathrooms: 1 no. 3
Total Covered area: 67 m <sup>2</sup>	Total Covered area: 100.5 m <sup>2</sup>	Total Covered area: 122 m <sup>2</sup>	Total Covered area: 140.5 m <sup>2</sup>
Covered area: 58 m <sup>2</sup>	Covered area: 81 m <sup>2</sup>	Covered area: 91 m <sup>2</sup>	Covered area: 114 m <sup>2</sup>
Verandas: 9 m <sup>2</sup>	Verandas: 19.5 m <sup>2</sup>	Verandas: 31 m <sup>2</sup>	Verandas: 26.5 m <sup>2</sup>
Storage: 1	Storage: 1	Storage: 1	Storage: 1
Outdoor Parking: 1	Covered Parking: 1	Covered Parking: 1	Covered Parking: 1
			Cabana: 1

