

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

A new complex in the Germasogeia area, Limassol. The sea and the entire infrastructure are within walking distance (supermarket, pharmacy, bakery, etc.). A total of 80 apartments (depending on the layout, the number may vary slightly), from studios to a 6-bedroom penthouse. On the first 7 floors in the central block there are two barbecue areas, 58,4 sq.m each, for residents. The entire building will be faced with marble.

\* Ceiling height – 3.15 m

\* No drywall.

All brick walls (internal and external)\* Natural materials on floors (parquet board, marble/granite)

\* Bidets in bathrooms

\* Air conditioning of bathrooms

\* Floor heating systems using the la...



### Property Info

Covered Area	<b>147</b>
Covered Veranda	<b>34</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>25</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>4413</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>2</b>

### Amenities

- Elevator

### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates:** **34.7032002 / 33.1026059**

## Price: €1 189 500 + VAT

VAT for this property is **€59,475** or **€226,005**. 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>€8 092.00/m²</b>		

## Representative: MySpace

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## Price change history

€1 707 400 on Dec 15, 2023

€1 189 500 on Aug 9, 2024







