

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

A new complex in the Germasoia 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		Plot / Area In	fo	Additional info	
Covered Area	147			Reference Number	4413
Covered Veranda	34	Pool Parking	Common Voc	Property type	Apartment
Floor Number	3		Common, Yes	Condition	<b>Under Construction</b>
<b>Total Number of Floors</b>	25		Yes	Construction Year	2025
Energy Efficiency	A			Bathrooms	2

## Amenities Location

• Elevator 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	Excluded	Title transfer fee	None	Common ovnoncos	None
		Price per SOM	€8 092.00/m <sup>2</sup>	Common expenses	None

## **Representative: MySpace**

Registration number	229/E	Email	myspace.cyprus@gmail.com
License number	1047	Legal name	MYSPACE Real Estate/ A.SP.Thinkrealty Itd

Phone: **+35795129336**, **+35799409010** 

## **Price change history**

€1 707 400 on Dec 15, 2023 €1 189 500 on Aug 9, 2024









