


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

Reference ID: #SA33442 Price details: €399,000 +VAT This luxury residential complex is located at the heart of prestigious Germasogeia tourist area, just 700 meters from the sea and the magnificent beaches of Limassol. A wide variety of restaurants and local bars, as well as all kinds of shops that satisfy any of your needs, are within walking distance from the complex. You can easily get to all the business and commercial centers of the city. - Located on a vast 23,000 sqm plot in the Germasoya area, just 700m from the beach. - The development comprises 5 buildings within a private, gated complex featuring a car-free zone, spacious underground parking, a half-Olympic size pool, children's playground, and more. 

### Property Info

Covered Area **63**  
 Covered Veranda **16-20**  
 Floor Number **1**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **No**

### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

### Additional info

Reference Number **SA33442**  
 Property type **Apartment**  
 Condition **Under Construction**  
 Construction Year **2026**  
 Bathrooms **1**

### Amenities

- Storage room

### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
 Coordinates: **34.70453480523 / 33.096794105715**

## Price: €399 000 + VAT

VAT for this property is **€19,950** or **€75,810**. 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>€6 333.00/m<sup>2</sup></b>		

## Representative: Smart Assets

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License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€370 000 on Feb 8, 2024  
 €399 000 on Oct 17, 2024







