

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

Limassol's world-class seafront development, in ultra-desirable coastal Limassol in Cyprus, with breathtaking sea views from all apartments. This landmark development consists of luxury residences that will enjoy in-house services, concierge, exceptional facilities, and a unique high-end shopping and dining plaza. This exceptional development showcases both architectural originality and a cosmopolitan personality.



Complex will stretch across 170 meters of sea frontage, in a land of 34,000sqm.

Each apartment features uninterrupted sea views from spacious verandas and full height glazing seamlessly merges the interior with the exterior, adding to the immense sense of space. The...

### Property Info

|                        |                       |
|------------------------|-----------------------|
| Covered Area           | <b>277</b>            |
| Covered Veranda        | <b>81</b>             |
| Floor Number           | <b>15</b>             |
| Total Number of Floors | <b>15</b>             |
| Energy Efficiency      | <b>A</b>              |
| Air Conditioning       | <b>All rooms, Yes</b> |

### Plot / Area Info

|      |                    |
|------|--------------------|
| Pool | <b>Common, Yes</b> |
|------|--------------------|

### Additional info

|                   |                       |
|-------------------|-----------------------|
| Reference Number  | <b>6780</b>           |
| Property type     | <b>Apartment</b>      |
| Condition         | <b>Pre-Owned</b>      |
| Construction Year | <b>2022</b>           |
| Bathrooms         | <b>4</b>              |
| View              | <b>Mountains view</b> |

### Amenities

- Elevator

### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.701002112268 / 33.102271523998**

Region: **Limassol**

## Price: €4 725 000 + VAT

VAT for this property is **€539,537** or **€897,750**. 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>~€185 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€17 058.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |   |

## Price change history

€4 725 000 on Feb 11, 2024





