

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

Reference ID: #SA33530  
Price details: €1,050,000 +VAT  
Project Located in the most sought-after part of Limassol- Potamos Germasogeia, the complex combines style, space, infrastructure that meets all the wishes of a city dweller. The planning solutions include single, double apartments with large balconies and three-bedroom apartments with spacious covered verandas. All apartments are finished with premium materials. Project consisting of 14 apartments is located in the most popular area of Limassol – Potamos Germasoiia. This is a new modern complex designed for living off the coast, combines all the conditions for a Mediterranean lifestyle in an urban environment. Walking distance to the beach and the center of Germasogeia. The complex is located in a quiet residential area, but it is easily accessible to the city center and the sea. The apartments are spacious and well-lit, with modern kitchens and bathrooms. The complex features a swimming pool, a gym, and a residents' lounge. The apartments are currently under construction and are expected to be completed in 2025. The developer is offering a 10-year rental guarantee for the first 5 years. The price includes VAT and all other fees. The apartment is located in a quiet residential area, but it is easily accessible to the city center and the sea. The apartments are spacious and well-lit, with modern kitchens and bathrooms. The complex features a swimming pool, a gym, and a residents' lounge. The apartments are currently under construction and are expected to be completed in 2025. The developer is offering a 10-year rental guarantee for the first 5 years. The price includes VAT and all other fees.

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>163</b>				
Covered Veranda	<b>39</b>			Reference Number	<b>SA33530</b>
Uncovered Veranda	<b>13.5</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Floor Number	<b>4</b>	Parking	<b>Covered, Yes</b>	Condition	<b>Under Construction</b>
Furnishing	<b>Unfurnished</b>			Construction Year	<b>2025</b>
Energy Efficiency	<b>N/A</b>			Bathrooms	<b>2</b>
Air Conditioning	<b>No</b>				

Amilities	Location	Region
• Storage room	<b>Location:</b> Germasogeia - Tourist Area Coordinates: <b>34.701591116176 / 33.087794229423</b>	<b>Limassol</b>

## Price: €1 050 000 + VAT

VAT for this property is **€64,224** or **€199,500**. 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 Price per SQM	<b>None</b> <b>€6 442.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
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## Price change history

€1 050 000 on Feb 20, 2024

