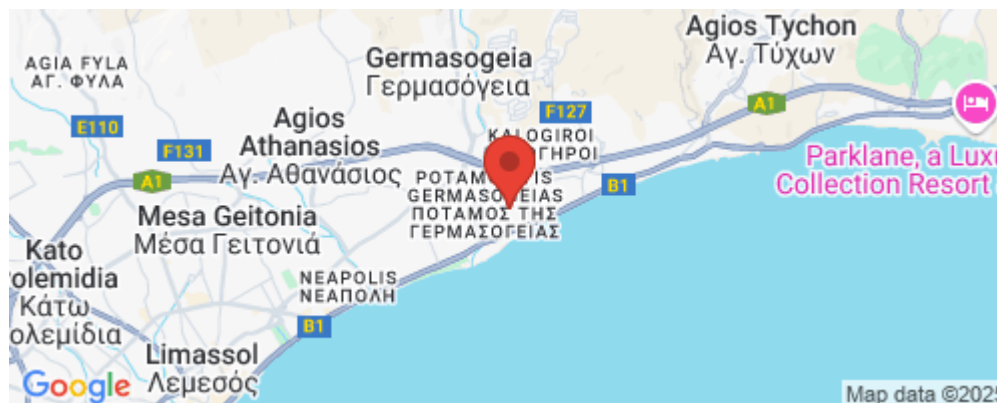


## 2 Bedroom Apartment for Sale in Germasogeia, Limassol District

A luxury residential development, a hidden gem in the heart of Limassol designed at a standard like no other, honoring the heritage behind the island's first boutique hotel and offering bespoke luxury living with private access to the sandy beach.

Luxuriously appointed layouts with vast open living spaces, sunlit terraces with stunning views over the beach and the Mediterranean sea, Master Suites with opulent dressing areas and luxurious en-suite, even details of copper and gold tones mimicking the effect of the Cypriot sun caressing the gentle waves of the sea.

Open living spaces with floor-to-ceiling windows allow uninterrupted sea views and unique Mediterranean light - ...



### Property Info

|                   |            |
|-------------------|------------|
| Covered Area      | <b>109</b> |
| Floor Number      | <b>5</b>   |
| Energy Efficiency | <b>N/A</b> |

### Plot / Area Info

|         |            |
|---------|------------|
| Parking | <b>Yes</b> |
|---------|------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>326869</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

#### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates: 34.7008769 / 33.0939317**

## Price: €1 924 416 + VAT

VAT for this property is **€96,221** or **€365,639**. 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>~€73 576.64</b>              | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€17 655.00/m<sup>2</sup></b> |                 |             |

## Representative: Century 21

|                            |              |            |                       |
|----------------------------|--------------|------------|-----------------------|
| Registration number        | <b>1141</b>  | Email      | <b>info@c21cy.com</b> |
| License number             | <b>110/E</b> | Legal name | <b>N/A</b>            |
| Phone: <b>+35725267979</b> |              |            |                       |

## Price change history

€1 924 416 on May 1, 2024

