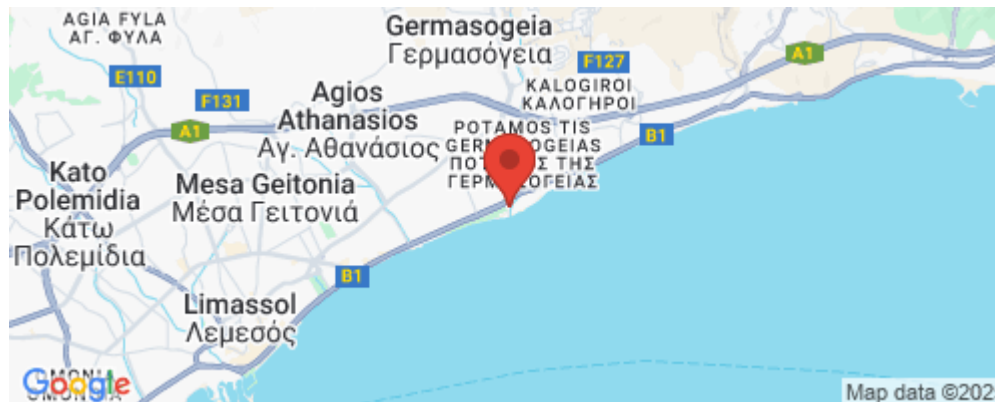


### 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA34226 Price details: €445,000 A beautiful, modern, newly renovated three bedroom apartment in one of the most sought after neighbourhoods of Limassol, in Potamos Germasogeia, right on the beach (within walking distance). The property is in an excellent location with high demand for apartments due to its attractiveness and accessibility as it is very close to amenities such as schools, supermarkets and other services. In addition, it has easy access to the motorway. Open plan living-dining area Kitchenette Main bathroom Three bedrooms Master bedroom with en-suite



#### Property Info

Covered Area	<b>156</b>
Floor Number	<b>2</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number	<b>SA34226</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

#### Amenities

#### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
**Coordinates:** **34.694227429316 / 33.087505926955**

## Price: €445 000 + VAT

VAT for this property is **€24,646** or **€84,550**. 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>~€14 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€2 853.00/m<sup>2</sup></b>		

## 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>
Phone: <b>+35777000111</b>			

## Price change history

€550 000 on May 16, 2024

€445 000 on Jan 22, 2025



