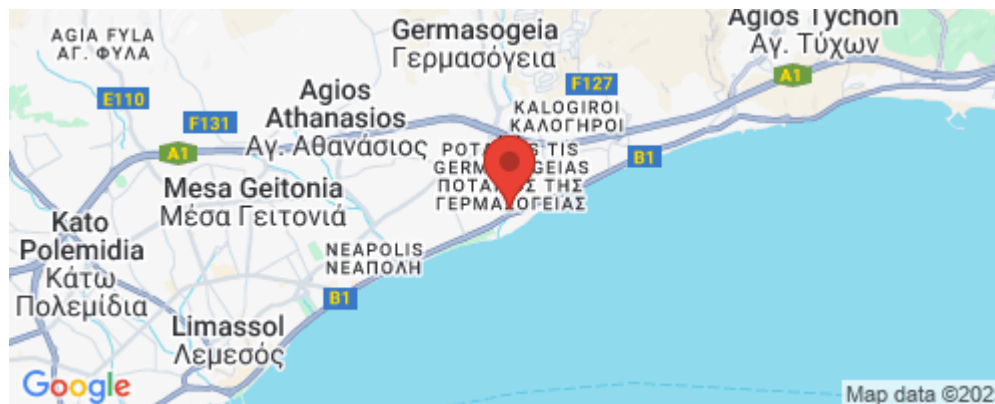


### 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA34275 Price details: €700,000 Three bedroom apartment for sale at Germasogia tourist area, Limassol district. Close to all the amenities and walking distance to the beach. Year of Build in 2016 120 square meters Roof garden 80 square meters with barbeque Double parking garage Two storage rooms Common pool



#### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>120</b>            |
| Covered Veranda   | <b>80</b>             |
| Floor Number      | <b>3</b>              |
| Furnishing        | <b>Unfurnished</b>    |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

#### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Yes</b>          |
| Parking | <b>Covered, Yes</b> |

#### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>SA34275</b>   |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2016</b>      |
| Bathrooms         | <b>2</b>         |

#### Amenities

- Storage room

#### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.697006531158 / 33.089547066965**

Region: **Limassol**

## Price: €700 000 + VAT

VAT for this property is **€35,000** or **€133,000**. 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>~€24 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 833.00/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: +35777000111 |              |            |                                |

## Price change history

€700 000 on May 18, 2024







