

## 3 Bedroom Apartment for Sale in Limassol District

2 + 1 bedroom, 2 bathroom apartment located on the first line in Limassol Germasogeia Tourist area.

The apartment has side sea view and located in the gated complex with big common swimming pool. There is a private gate straight to the beach from the complex.

Apartment is fully furnished and has A/C in all the room.

Internal area 81 sq.m

Covered veranda 14 sq.m.

### Property Info

|                  |                  |
|------------------|------------------|
| Covered Area     | <b>95</b>        |
| Furnishing       | <b>Furnished</b> |
| Air Conditioning | <b>Yes</b>       |

### Plot / Area Info

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

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>45276</b>     |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>1991-2000</b> |
| Bathrooms         | <b>2</b>         |

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €560 000 + VAT

VAT for this property is **€28,000** or **€106,400**. 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>~€19 000.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€5 895.00/m²</b> |                 |             |

## Representative: 1st Class Homes

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>690</b>   | Email      | <b>info@1stclass-homes.com</b>                                     |
| License number                           | <b>367/E</b> | Legal name | <b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b> |
| Phone: <b>+35725310243, +35770000889</b> |              |            |  |

## Price change history

€560 000 on May 23, 2024







