

## 4 Bedroom Apartment for Sale in Limassol District

4 bedroom modern luxury apartment for sale located in Germasogeia Tourist Area, 750 m from the beach in new gated complex. Apartment has beautiful views of the city and partly sea view. Apartment is on the 3<sup>rd</sup> floor of 4 floor building, occupies half a floor with no neighbors on the sides.

The apartment was custom made with all the latest expensive materials combined of two 2 bedroom apartments. All rooms are spacious with 3.70 height ceilings. There is underfloor heating, Mitsubishi a/c, water filtration system, Italian kitchen Ernesto Meda, Miele and Gaggenau kitchen appliances, wooden floors, Italian frameless doors, Antonio Luppi, Villeroy and Boch, Grohe sanitary ware. ...

### Property Info

Covered Area	<b>225</b>
Heating	<b>Yes</b>
Air Conditioning	<b>Yes</b>

### Plot / Area Info

Pool	<b>Private, Yes</b>
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### Additional info

Reference Number	<b>45304</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2021</b>
Bathrooms	<b>2</b>

### Amenities

- Storage room

### Location

Region: **Limassol**

## Price: €1 470 000 + VAT

VAT for this property is **€142,100** or **€279,300**. 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>~€55 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 533.00/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

€1 700 000 on May 26, 2024  
 €1 500 000 on Jul 2, 2024  
 €1 570 000 on Jul 11, 2024  
 €1 470 000 on Oct 8, 2024













