

## 3 Bedroom Apartment for Sale in Limassol District

Modern and luxury three-bedroom resale apartment for sale in the center of the Germasogia tourist area in an under-renovation building.



The three-bedroom apartment is located in the Germasogia area, offering quick access to the beachfront. The apartment is about five minutes' walking distance from the beach, and less than 7 minutes of driving distance to the Old Town, Limassol Marina, the Promenade, and the Motorway. In addition, this unique property is close to all the services that a contemporary household needs, services ranging from supermarkets, retail shops, pharmacies, restaurants, gyms, parks, cafes, kindergartens, private and public schools, and more.

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### Property Info

Covered Area  
Furnishing  
Heating  
Air Conditioning

**106**  
**Furnished**  
**Central Heating, Yes**  
**All rooms, Yes**

### Plot / Area Info

Pool **Yes**  
Parking **Uncovered, Yes**

### Additional info

Reference Number **SR20700**  
Property type **Apartment**  
Condition **Pre-Owned**  
Bathrooms **1**

### Amenities

- Elevator

### Location

Region: **Limassol**  
Coordinates: **34.700505592779 / 33.088574833382**

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 189.00/m²</b>		

## Representative: Kazo Real Estate

Registration number	<b>694</b>	Email	<b>info@kazo.com.cy</b>
License number	<b>372/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35770003020, +35725346402</b>			

## Price change history

€540 000 on Jul 1, 2024  
 €589 000 on Jan 10, 2025  
 €550 000 on Feb 27, 2025











