

## 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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<b>Property Info</b>		<b>Plot / Area Info</b>		<b>Additional info</b>	
Covered Area	<b>106</b>			Reference Number	<b>SR20700</b>
Furnishing	<b>Furnished</b>	Pool	<b>Yes</b>	Property type	<b>Apartment</b>
Heating	<b>Central Heating, Yes</b>	Parking	<b>Uncovered, Yes</b>	Condition	<b>Pre-Owned</b>
Air Conditioning	<b>All rooms, Yes</b>			Bathrooms	<b>1</b>

<b>Amenities</b>	<b>Location</b>
• Elevator	Region: <b>Limassol</b> Coordinates: <b>34.700505592779 / 33.088574833382</b>

## 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 Price per SQM	<b>~€18 600.00</b> <b>€5 189.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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







