

### 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 **106**  
 Furnishing **Furnished**  
 Heating **Central Heating, Yes**  
 Air Conditioning **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/m<sup>2</sup></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







