

## 4 Bedroom Apartment for Sale in Germasogeia, Limassol District

For sale a 2+2 bedroom penthouse with a 63 m2 roof garden in a new complex in the district of Columbia, next to the supermarket "Sklavenitis". The project consists of only 6 apartments, high technical specifications, underfloor heating, Italian kitchens. Convenient location, within walking distance to supermarkets and all necessary infrastructure. Included features: Underfloor heating, Spanish/Italian tiles, granite countertops, patio doors with double glazing, storage room and covered guarded parking, central pressurized water supply system, solar panels for water heating, Laufen plumbing, video intercom system, armored door, smart home automation.

### Property Info

Covered Area	<b>200</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Parking	<b>Covered, Yes</b>
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### Additional info

Reference Number	<b>106154</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €650 000 + VAT

VAT for this property is **€55,250** or **€123,500**. 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.

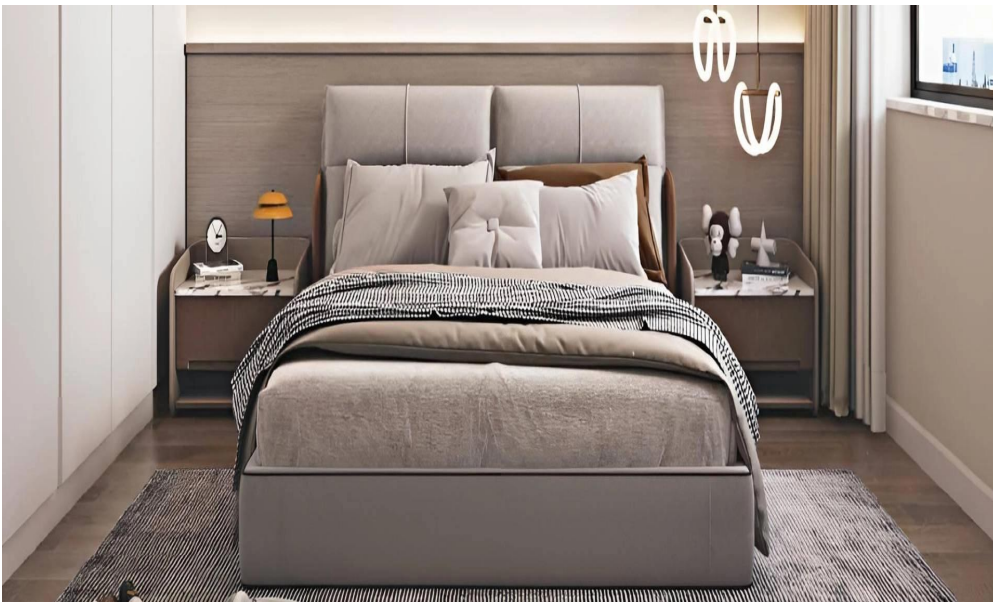
VAT	<b>Excluded</b>	Title transfer fee	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 250.00/m²</b>		

## Representative: DOM Real Estate

Registration number	<b>397</b>	Email	<b>info@dom.com.cy</b>
License number	<b>338/E</b>	Legal name	<b>N/A</b>
Phone: +35796644888			

## Price change history

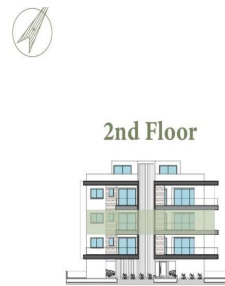
€650 000 on Jul 25, 2024





1st Floor

APARTMENT NO.	101	102
BEDROOMS	2 + 1	3
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	4.5m <sup>2</sup>	4.5m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	14m <sup>2</sup>	29m <sup>2</sup>
TOTAL COVERED AREA	131.1m <sup>2</sup>	155.9m <sup>2</sup>



2nd Floor

APARTMENT NO.	201	202
BEDROOMS	2 + 1	3
COVERED INDOOR AREA	88m <sup>2</sup>	105.9m <sup>2</sup>
COVERED VERANDA AREA	26.6m <sup>2</sup>	31m <sup>2</sup>
STORE ROOM AREA	4.5m <sup>2</sup>	5.5m <sup>2</sup>
COMMON ROOM AREA	12m <sup>2</sup>	14.5m <sup>2</sup>
UN-COVERED VERANDA AREA	-	-
TOTAL COVERED AREA	131.1m <sup>2</sup>	156.9m <sup>2</sup>