

## 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

For sale in a gated complex with a swimming pool, this luxurious 3-bedroom, 3-bathroom apartment is just a short walk from the sea and all amenities. Located on the 2nd floor, it offers full sea views with a spacious internal covered area of 131m<sup>2</sup>, a 46m<sup>2</sup> covered veranda, and a 4m<sup>2</sup> storeroom, totaling 177m<sup>2</sup>. The apartment features high 3.11m ceilings, underfloor heating, Miele electrical appliances, and comes fully furnished. Includes covered parking and a ready Title Deed. Constructed and delivered in Q4 2022. X

Property Info	Plot / Area Info	Additional info		
Covered Area	<b>170</b>	Pool	Common, Yes	Reference Number <b>232302</b>
Covered Veranda	<b>46</b>	Parking	Yes	Property type <b>Apartment</b>
Energy Efficiency	<b>B</b>			Condition <b>Pre-Owned</b>
				Bathrooms <b>3</b>

Amenities	Location	
• Elevator	<b>Location:</b> Germasogeia - Tourist Area Coordinates: <b>34.706243929844 / 33.101880942328</b>	Region: <b>Limassol</b>

## Price: €850 000 + VAT

VAT for this property is **€56,500** or **€161,500**. 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>~€30 600.00</b> <b>€5 000.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€850 000 on Aug 13, 2024









