

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

Beautiful and unique 4 bedroom apartment with private roof garden in Germasogeia on the second floor of a two-storey house.



- ☐ 4 spacious bedrooms
- ☐ 3 bathrooms
- ☐ Large private covered parking
- ☐ Spacious roof garden with barbecue area
- ☐ Central heating and air-conditioning throughout
- ☐ Wood fireplace
- ☐ Fully renovated
- ☐ Fully furnished
- ☐ Equipped with all kitchen appliances

Very centrally located in Germasogeia area near Sklavenitis supermarket. Walking distance to all amenities and only 800m from Dassoudi beach.

No pets allowed

### Property Info

Covered Area	<b>140</b>
Floor Number	<b>2</b>
Total Number of Floors	<b>2</b>
Energy Efficiency	<b>B</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

### Additional info

Reference Number	<b>232461</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

### Amenities

### Location

**Location:** Germasogeia                      Region: **Limassol**  
**Coordinates:** **34.7227518 / 33.0845277**

## Price: €800 000 + VAT

VAT for this property is **€40,000** or **€152,000**. 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>~€28 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 714.00/m<sup>2</sup></b>		

## Representative: MySpace

Registration number	<b>229/E</b>	Email	<b>myspace.cyprus@gmail.com</b>
License number	<b>1047</b>	Legal name	<b>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
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## Price change history

€850 000 on Aug 27, 2024

€800 000 on May 1, 2026







