

### 3 Bedroom Apartment for Sale in Limassol District

A 3-bedroom apartment in Limassol Tourist area. Located in one of the most prestigious and sought-after areas in Limassol Germasogeia Tourist area – 1st line from the beach and many amenities all around.

#### Key Features

Gated complex with its entrance to the beach  
 Side sea view from the veranda  
 Communal pool  
 Fully renovated  
 Covered area 124 sq.m.  
 Covered balconies 14 sq.m.  
 2 bathrooms  
 VRV A/C  
 Underfloor heating in all bedrooms  
 Electric shutters  
 Renovated with high-quality materials and finishes  
 Fitted kitchen  
 Storage room  
 1 Uncovered Parking  
 Title Deeds

#### Property Info

Covered Area **124**  
 Furnishing **Furnished**  
 Heating **Yes**  
 Air Conditioning **Yes**

#### Plot / Area Info

Pool

**Private, Yes**

#### Additional info

Reference Number **53630**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Construction Year **2001-2010**  
 Bathrooms **2**

#### Amenities

- Air Conditioning

#### Location

Region: **Limassol**

## Price: €850 000 + VAT

VAT for this property is **€42,500** 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 | <b>~€30 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 855.00/m<sup>2</sup></b> |                 |             |

## Representative: 1st Class Homes

Registration number

**690**

Email

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License number

**367/E**

Legal name

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## Price change history

€850 000 on Sep 5, 2024







