

## 3 Bedroom Apartment for Sale in Columbia Area, Limassol District

A beautifully designed penthouse located in Germasogeia, Limassol, to seamlessly combine the city's vibrancy with the tranquillity of a peaceful neighbourhood. This property is conveniently situated near business and shopping centres, while also being opposite parks and a newly built tennis court.

Private Roof Garden: featuring swimming pool with current jet and lights, decking, shower and provision

Solid wooden floor

High-quality granite ceramics

Underfloor heating provision

Surround sound provision

Piping for TV Wiring

Tel./Internet/TV provisions in all rooms, on main veranda, and roof garden

A/C in all rooms (conc...

### Property Info

Covered Area **155**  
Air Conditioning **Yes**

### Plot / Area Info

Pool **Private, Yes**

### Additional info

Reference Number **50169**  
Property type **Apartment**  
Condition **Brand New**  
Construction Year **2023**  
Bathrooms **2**

### Amenities

- Roof Garden

### Location

**Location:** Columbia Area Region: **Limassol**

## Price: €774 000 + VAT

VAT for this property is **€42,195** or **€147,060**. 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>€4 994.00/m²</b>		

## Representative: 1st Class Homes

Registration number	<b>690</b>	Email	<b>info@1stclass-homes.com</b>
License number	<b>367/E</b>	Legal name	<b>KM FIRST CLASS HOMES LTD, KM FIRST CLASS HOMES SERVICES LTD</b>
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## Price change history

€888 000 on Sep 27, 2024  
 €774 000 on Apr 10, 2025

