

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

First line luxury modern 4 bedroom apartment boasting unobstructed front sea view from all the rooms.



Situated in most sought after Germasogeia Tourist Area of Limassol in gated complex with its own entrance to the beach.

Apartment is fully brand new renovated with top quality expensive European materials. There are three bedrooms with sea view, 2 bathrooms, open plan kitchen.

### Key Features

3 bedroom + maid's room with the toilet and shower

Internal area of 121 sq.m

Covered terrace 17 sq.m.

Underfloor heating with separate control for bathrooms, living rooms and bedrooms

Top quality 18 mm German parquet in all the rooms

Italia...

Property Info		Plot / Area Info		Additional info	
Covered Area	<b>138</b>	Pool	<b>Common, Yes</b>	Reference Number	<b>233195</b>
Energy Efficiency	<b>B</b>	Parking	<b>Yes</b>	Property type	<b>Apartment</b>
Air Conditioning	<b>All rooms, Yes</b>			Condition	<b>Pre-Owned</b>
				Construction Year	<b>2012</b>
				Bathrooms	<b>2</b>
				View	<b>Sea view</b>

Amenities	Location	Region
• Elevator	<b>Location:</b> Germasogeia - Tourist Area Coordinates: <b>34.69968895306 / 33.099400295215</b>	<b>Limassol</b>

## Price: €1 780 000 + VAT

VAT for this property is **€89,000** or **€338,200**. 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>~€67 800.00</b> <b>€12 899.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: MySpace

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License number	<b>1047</b>	Legal name	<b>MYSPACE Real Estate/ A.SP.Thinkrealty Ltd</b>
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## Price change history

€1 850 000 on Oct 17, 2024

€1 780 000 on Oct 30, 2024





