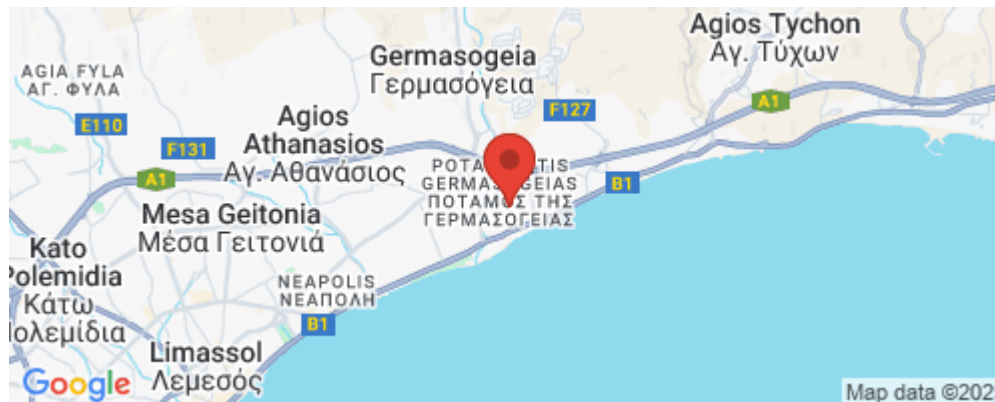


### 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Spacious 3-bedroom apartment in the heart of Germasogeia Tourist Area, Limassol. This resale property offers an open-plan living and dining area, a fully equipped kitchen, and three generous bedrooms, including a master with en-suite. Located just a short walk from the beach, shops, restaurants, and amenities, it's perfect for comfortable coastal living or as an investment opportunity. The apartment also features a private balcony, air conditioning, and secure parking. Ideal for those seeking convenience and a relaxed lifestyle in one of Limassol's most popular areas.



#### Property Info

Covered Area	<b>112</b>
Covered Veranda	<b>20</b>
Floor Number	<b>2</b>
Energy Efficiency	<b>A</b>
Air Conditioning	<b>All rooms, Yes</b>

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number	<b>233200</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.701117396723 / 33.093375411678**

Region: **Limassol**

## Price: €465 000 + VAT

VAT for this property is **€23,250** or **€88,350**. 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>~€15 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€4 152.00/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>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€525 000 on Oct 17, 2024  
 €499 000 on Mar 12, 2025  
 €465 000 on Aug 12, 2025

