

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

Beautiful luxury apartment with 4 bedrooms and 5 bathrooms for sale in Germasogeia area, on Limassol's main promenade in the heart of the tourist area. The apartments feature magnificent panoramic sea views, high ceilings, high-quality furniture and appliances, modern design, large verandas, and a smart home system. The apartment includes a spacious open-plan living room and kitchen, four bedrooms, all with private bathrooms, and a guest bathroom. The complex provides residents with a 5-star concierge service, two indoor and outdoor pools, a gym, a spa, a sauna, as well as underground parking and a playground. There are 2 parking spaces for cars.

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>238</b>            |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</b>            |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Parking | <b>Covered, Yes</b> |
|---------|---------------------|

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>117275</b>    |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>5+</b>        |

### Amenities

#### Location

**Location:** Germasogeia Region: **Limassol**

## Price: €2 595 000 + VAT

VAT for this property is **€264,079** or **€493,050**. 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>~€100 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€10 903.00/m²</b> |                 |             |

## Representative: DOM Real Estate

|                     |              |            |                        |
|---------------------|--------------|------------|------------------------|
| Registration number | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number      | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: +35796644888 |              |            |                        |

## Price change history

€2 900 000 on Nov 15, 2024  
 €2 895 000 on Jan 14, 2025  
 €2 595 000 on Feb 5, 2025





VIEWS OVER THE MEDITERRANEAN SEA

FOUR BEDROOM

|                   |             |
|-------------------|-------------|
| ALL AREAS         | 392.85 sq m |
| TOTAL COVERED     | 238.02 sq m |
| INTERNAL AREA     | 176.92 sq m |
| COVERED VERANDA   | 63.10 sq m  |
| COMMON            | 146.58 sq m |
| ALLOCATED PARKING | B7ZE-R108   |



Apartment c1301

|                                  |                       |
|----------------------------------|-----------------------|
| Apartment name                   | c1301                 |
| Level                            | 13                    |
| Apartment type                   | Four bedroom          |
| Number of bedrooms and bathrooms | 4 / 4.5               |
| Bespoke interior furniture       | Gianfranco Ferré Home |

KEY FEATURES

The bespoke interior package brings sophisticated elegance to every room. The living area includes two stunning ALBA sofas, two BREZZA armchairs and an ISOLA metal coffee table.

The dining room features a striking VISTA metal and glass table, dining chairs and bar stools. In the bedrooms, metal and eco leather combine on the furniture alongside The Signature Collection exclusive branded duvets.

The Italian kitchen, designed by Arclinea, has integrated Miele appliances showcasing the enhanced specifications throughout the apartment.

The en-suite bathrooms include custom made vanity cupboards, Duravit fittings and Hansgrohe taps and mixers throughout.