

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

3-Bedroom Apartment – Modern Luxury in Prestigious Germasogeia, Limassol



### General Description

This 3-bedroom apartment embodies modern sophistication and timeless design in the heart of Germasogeia, one of Limassol's most desirable residential areas. Located within a quiet yet central neighborhood, it offers residents a peaceful environment just minutes from the coastline, international schools, and key city amenities.

Designed for families and professionals who value space, comfort, and elegance, the apartment combines architectural refinement with modern functionality, creating a home that is both beautiful and practical.

### Design & Architecture

The re...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>196</b>            |
| Covered Veranda   | <b>32</b>             |
| Energy Efficiency | <b>A</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

Parking **Covered, Yes**

### Additional info

|                  |                  |
|------------------|------------------|
| Reference Number | <b>233793</b>    |
| Property type    | <b>Apartment</b> |
| Bathrooms        | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.722285472976 / 33.086494855508**

## Price: €845 000 + VAT

VAT for this property is **€70,014** or **€160,550**. 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>~€30 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€4 311.00/m²</b> |                 |             |

## Representative: MySpace

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>229/E</b> | Email      | <b>myspace.cyprus@gmail.com</b>                  |
| License number                           | <b>1047</b>  | Legal name | <b>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€845 000 on Dec 13, 2024



