

### 3 Bedroom Apartment for Sale in Limassol District

Luxury top floor partial sea view apartment 30 Meter walking distance to a sandy beach.



For sale is a stunning penthouse apartment situated in the desirable area of Germasogia. This spacious 157 m2 residence offers a perfect blend of luxury and comfort, featuring three well-appointed bedrooms and three modern bathrooms. Enjoy the convenience of an elevator that takes you directly to your new home.

- Internal area 157m<sup>2</sup>
- Veranda area 25m<sup>2</sup>
- Covered Parking

Apartment Features:

- Duct Mounted Air Conditioning
- Under Floor Heating controlled through Wi-Fi
- Marble Floors
- Wooden Floors in ...

#### Property Info

Covered Area **157**  
 Heating **Underfloor Heating, Yes**

#### Plot / Area Info

Parking **Uncovered, Yes**

#### Additional info

Reference Number **8894**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **3**  
 View **Sea view**

#### Amenities

- Guest WC

#### Location

Region: **Limassol**  
 Coordinates: **34.715164 / 33.087856**

## Price: €950 000 + VAT

VAT for this property is **€53,430** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 051.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€950 000 on Jan 11, 2025





