

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

For sale 3 bedroom penthouse occupied 3 floors with roof.

Apartment specifications:

Net ceiling height is 3.10 m.

High (2.4 m) interior doors

Living room and bedroom floors are laid with expensive marbles, granites, and wooden parquet

External doors and windows made from hardwood frame are adjusted to the Cyprus climate and match the classical interiors and exteriors of the buildings

Underfloor heating systems using cutting-edge technology by Siemens

Mitsubishi VRV air-conditioning systems

Bathroom floors and walls are laid with expensive sorts of marble and granites

Subtle details like bathroom air conditioning, bidets and/or hygienic...



### Property Info

|                   |                                |
|-------------------|--------------------------------|
| Covered Area      | <b>140</b>                     |
| Covered Veranda   | <b>6</b>                       |
| Uncovered Veranda | <b>24</b>                      |
| Floor Number      | <b>5</b>                       |
| Energy Efficiency | <b>B</b>                       |
| Heating           | <b>Underfloor Heating, Yes</b> |

### Plot / Area Info

|         |                    |
|---------|--------------------|
| Pool    | <b>Common, Yes</b> |
| Parking | <b>Yes</b>         |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>4065</b>      |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Brand New</b> |
| Construction Year | <b>2020</b>      |
| Bathrooms         | <b>3</b>         |

### Amenities

- Elevator

### Location

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.694667692673 / 33.0770351**

## Price: €995 000 + VAT

VAT for this property is **€49,750** or **€189,050**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 107.00/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

€995 000 on Sep 24, 2023





