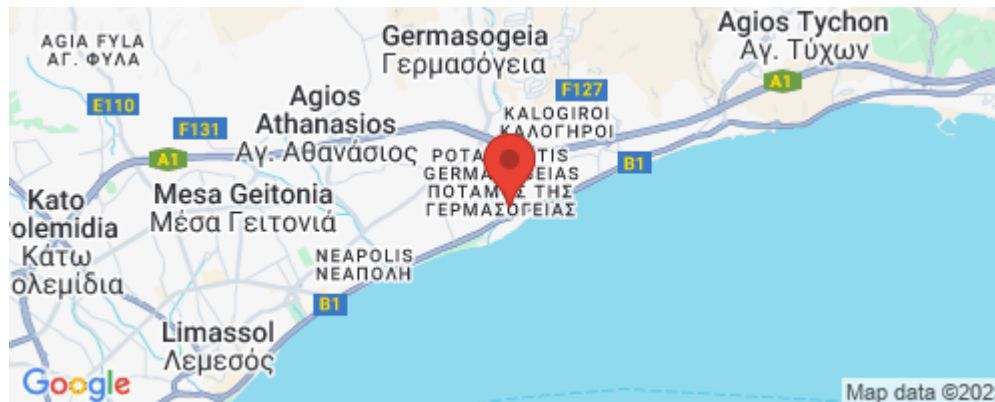


# 1 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

1 bedroom apartment in a new high-rise building in Limassol, Germasogeia area, within walking distance of sandy beaches, cafes and the best restaurants. Only 10 minutes away from City Center.

All apartments have extensive south-facing covered verandas or roof gardens and panoramic sea and city views. Unique building design. First-class quality materials are used to ensure that the high standards and expectations of our customers are met.

- Common swimming pool
- Spa: sauna, hamam
- Massage
- Nail Bar
- Hair salon
- gym



## Property Info

|                        |           |
|------------------------|-----------|
| Covered Area           | <b>67</b> |
| Covered Veranda        | <b>9</b>  |
| Floor Number           | <b>3</b>  |
| Total Number of Floors | <b>23</b> |
| Energy Efficiency      | <b>A</b>  |

## Plot / Area Info

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

## Additional info

|                   |                           |
|-------------------|---------------------------|
| Reference Number  | <b>4390</b>               |
| Property type     | <b>Apartment</b>          |
| Condition         | <b>Under Construction</b> |
| Construction Year | <b>2024</b>               |
| Bathrooms         | <b>1</b>                  |
| View              | <b>Sea view</b>           |

## Amenities

- Parking

## Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.698144197955 / 33.091247722567**

Region: **Limassol**

**Price: €579 150 + VAT**

VAT for this property is **€28,958** or **€110,039**. 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>€8 644.00/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>MYSPACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

**Price change history**

€526 500 on Sep 24, 2023

€579 150 on Feb 12, 2025

