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

Huge 273m<sup>2</sup> 3-Bedroom, 3-Bathroom Apartment Renovated September 2024 | Prime Location by the BeachKey Features: – Total Area: 273 m<sup>2</sup> (215 internal, 58 covered veranda)3 Spacious Bedrooms: All with ensuite bathrooms and wooden parquet floors throughout. Master Suite: Features a walk-in wardrobe and a private balcony.Spacious Dining AreaLiving Room Area with direct access to outside space.Library/Office Room with floor to ceiling bookshelves4 Balconies: A large terrace plus three additional balconiesFully equipped kitchen with Miele appliances, including a wine fridgeAir conditioning and underfloor heating in all roomsFreshly updated in 2024Storage Space: Includes a storage room insi...

Property Info		Plot / Area Info	)	Additional info	
Covered Area Covered Veranda Floor Number Total Number of Floors Furnishing Floor Type Energy Efficiency Heating	273 58 3 4 Furnished Ceramic, Hardwood N/A Underfloor Heating, Yes	Pool Parking	Common, Yes Covered, Yes	Property type Condition Construction Year Bathrooms View Complex Developer	Apartment Pre-Owned 2001-2010 3 City view, Sea view Aristo Paradise Aristo Developers
Amenities • Air Conditioning • Balcony • Elevator • Garden • Guest WC • Heating • Parking • Pool • Storage room	Location Location: Germa Coordinates: 34.7	sogeia <b>/0345 / 33.10566</b>	Region: <b>Limassol</b>		



#### Price: €850 000 + VAT

VAT for this property is €96,115 or €161,500. 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	Excluded	Title transfer fee	~€30 600.00	Common expenses	None
Title deed	Has Title	Price per SQM	€3 114.00/m²		

### **Price change history**

€1 000 000 on Feb 11, 2025 €850 000 on Jun 18, 2025

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