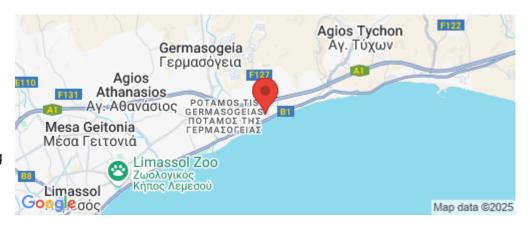


## 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

Huge 273m² 3-Bedroom, 3-Bathroom Apartment Renovated September 2024 | Prime Location by the BeachKey Features: – Total Area: 273 m² (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 balconies Fully equipped kitchen with Miele appliances, including a wine fridge Air conditioning and underfloor heating in all rooms Freshly updated in 2024 Storage Space: Includes a storage room insi...



Property Info		Plot / Area Info		<b>Additional info</b>	
Covered Area	273			Droporty type	Anarkmant
Covered Veranda	58			Property type	Apartment
Floor Number	3			Condition	Pre-Owned
	_			Construction Year	2001-2010
Total Number of Floors	4	Pool	Common, Yes	Bathrooms	3
Furnishing	Furnished	Parking	Covered, Yes		
Floor Type	Ceramic, Hardwood			View	City view, Sea view
· ·	•			Complex	Aristo Paradise
Energy Efficiency	N/A			Developer	Aristo Developers
Heating	Underfloor Heating, Yes	5		Developel	Alisto Developers

Amenities Location



- Balcony
- Elevator
- Garden
- Guest WC
- Heating
- Parking
- Pool
- Storage room

**Location:** Germasogeia Region: **Limassol** 

Coordinates: **34.70345** / **33.10566** 



**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	~€ <b>30 600.00</b>	Common expenses	None
Title deed	Has Title	Price per SOM	€3 114.00/m <sup>2</sup>		None

## **Price change history**

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

































