

## 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 Beach ✖  
 Key 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 Area  
 Living Room Area with direct access to outside space.  
 Library/Office Room with floor to ceiling bookshelves  
 4 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 inside...

### Property Info

Covered Area	<b>273</b>
Covered Veranda	<b>58</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>4</b>
Furnishing	<b>Furnished</b>
Floor Type	<b>Ceramic, Hardwood</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Construction Year	<b>2001-2010</b>
Bathrooms	<b>3</b>
View	<b>City view, Sea view</b>
Complex	<b>Aristo Paradise</b>
Developer	<b>Aristo Developers</b>

### Amenities

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

### Location

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

## Price change history

€1 000 000 on Feb 11, 2025

€850 000 on Jun 18, 2025







