

## 3 Bedroom Apartment for Sale in Limassol District

Situated in the heart of Germasogeia Tourist Area, this exceptional apartment combines luxurious living with convenience. Close to essential amenities and the beachfront, it offers easy access to major roads while maintaining a tranquil setting.



## **Apartment Features:**

- 3 Bedrooms
- 3 WCs (including an en-suite)
- Internal Area: 105m<sup>2</sup>
- Covered Verandas: 26m<sup>2</sup>
- Uncovered Veranda: 12m<sup>2</sup>
- Family bathroom plus guest toilet
- Fully furnished & equipped
- First floor with only two apartments, offering ultimate privacy
- Underfloor Heating
- VRV Air Conditioning System
- Covered Parking

• ...

Property Info Plot / Area Info Additional info



Covered Area Heating Air Conditioning 105

Underfloor Heating, Yes All rooms, Yes

Pool Parking

2/7

Yes Covered, Yes www.index.cy - All Cyprus Real Estate

Reference Number 10265

Property type Apartment Condition Pre-Owned

Bathrooms **3** 

**Amenities** 

• Gym

Location

Region: Limassol

Coordinates: 34.702436247532 / 33.090736497826



Price: €990 000 + VAT

VAT for this property is **€49,500** or **€188,100**. 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	~€36 <b>200.00</b>	Common ovnences	Nama
		Price per SQM	€9 429.00/m²	Common expenses	None

## **Representative: Kadis Estates**

Registration number	506	Email	info@kadis.com.cy
License number	62/E	Legal name	N/A

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## **Price change history**

€990 000 on Feb 20, 2025

































