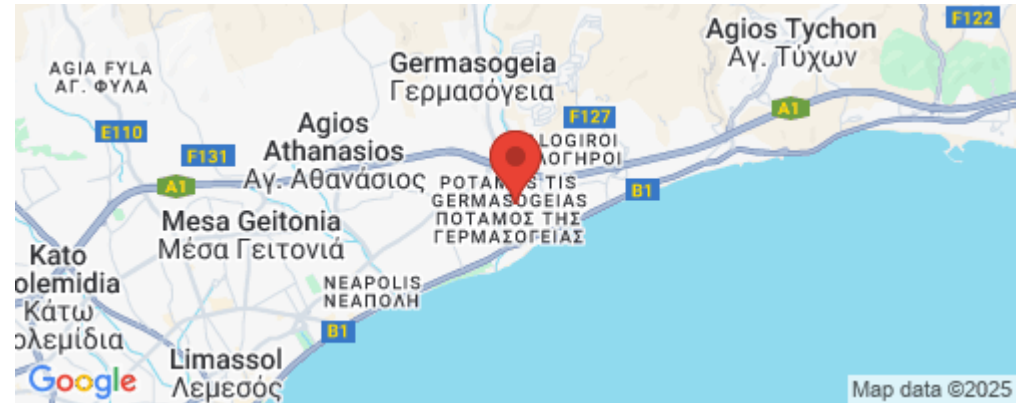


### 3 Bedroom Apartment for Sale in Limassol District

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

**Yes**  
**Covered, Yes**

[www.index.cy](http://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 | <b>Excluded</b> | Title transfer fee | <b>~€36 200.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 429.00/m<sup>2</sup></b> |                 |             |

## Representative: Kadis Estates

|                            |             |            |                          |
|----------------------------|-------------|------------|--------------------------|
| Registration number        | <b>506</b>  | Email      | <b>info@kadis.com.cy</b> |
| License number             | <b>62/E</b> | Legal name | <b>N/A</b>               |
| Phone: <b>+35722344842</b> |             |            |                          |

## Price change history

€990 000 on Feb 20, 2025

