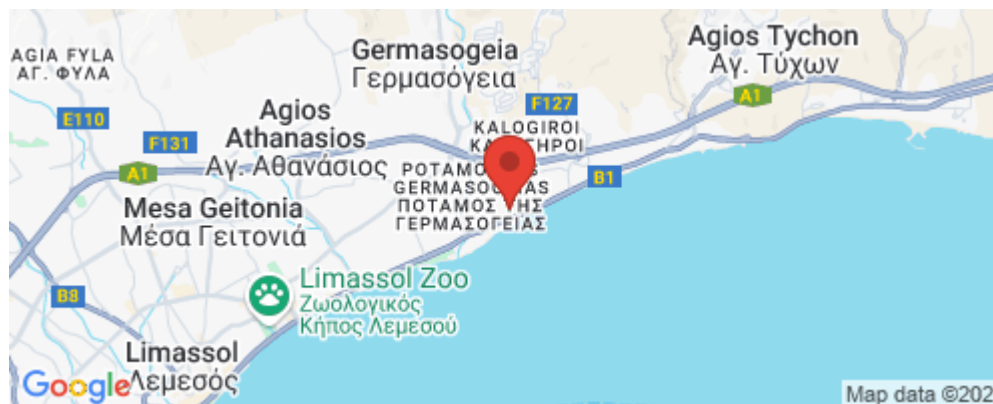


## 1 Bedroom Apartment for Sale in Limassol District

- Located in Germasogeia Tourist area one of the most privileged areas in Limassol, in a quiet neighbourhood near other high-end developments and public parks.
- 200 meters from the Limassol seafront promenade
- 1 Bedroom
- 1 WC
- Internal Area 51.02 m<sup>2</sup>
- Covered Veranda 11.73m<sup>2</sup>
- Uncovered Veranda 11.93m<sup>2</sup>



### Features:

- A saltwater swimming pool, an outdoor physical exercise and yoga area and landscaped gardens at ground level.
- State of the art underfloor heating, concealed air conditioning and a novelty, sophisticated air disinfection system approved by the Fraunhofer Institute (Germany).
- Highly energy ef...

### Property Info

Covered Area	<b>51</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>10505</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>1</b>
View	<b>Sea view</b>

### Amenities

### Location



• Garden

Region: **Limassol**

Coordinates: **34.699764918707 / 33.096165742466**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

**Price: €499 000 + VAT**

VAT for this property is **€24,950** or **€94,810**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 784.00/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: +35722344842			

**Price change history**

€610 000 on Feb 21, 2025

€499 000 on Apr 12, 2025

