

## 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 m2
- Covered Veranda 11.73m2
- Uncovered Veranda 11.93m2



## 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           | Plot / Area Info                                |                 | Additional info     |                        |                  |
|-------------------------|---|-----------------|---------------------|------------------------|------------------|
|                         | 51<br>Underfloor Heating, Yes<br>All rooms, Yes |                 |                     | Reference Number 10505 |                  |
| Covered Area<br>Heating |   | Pool<br>Parking | Yes<br>Covered, Yes | Property type          | <b>Apartment</b> |
|                         |   |                 |                     | Condition              | <b>Brand New</b> |
| Air Conditioning        |   |                 |                     | Bathrooms              | 1                |
|                         |   |                 |                     | View                   | Sea view         |

Amenities Location



Region: Limassol

Coordinates: **34.699764918707** / **33.096165742466** 



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 | Excluded | Title transfer fee | None                     | Common ovnoncos | None |
|-----|----------|--------------------|--------------------------|-----------------|------|
|     |          | Price per SQM      | €9 784.00/m <sup>2</sup> | Common expenses |      |

## **Representative: Kadis Estates**

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

Phone: **+35722344842** 

## **Price change history**

€610 000 on Feb 21, 2025 €499 000 on Apr 12, 2025

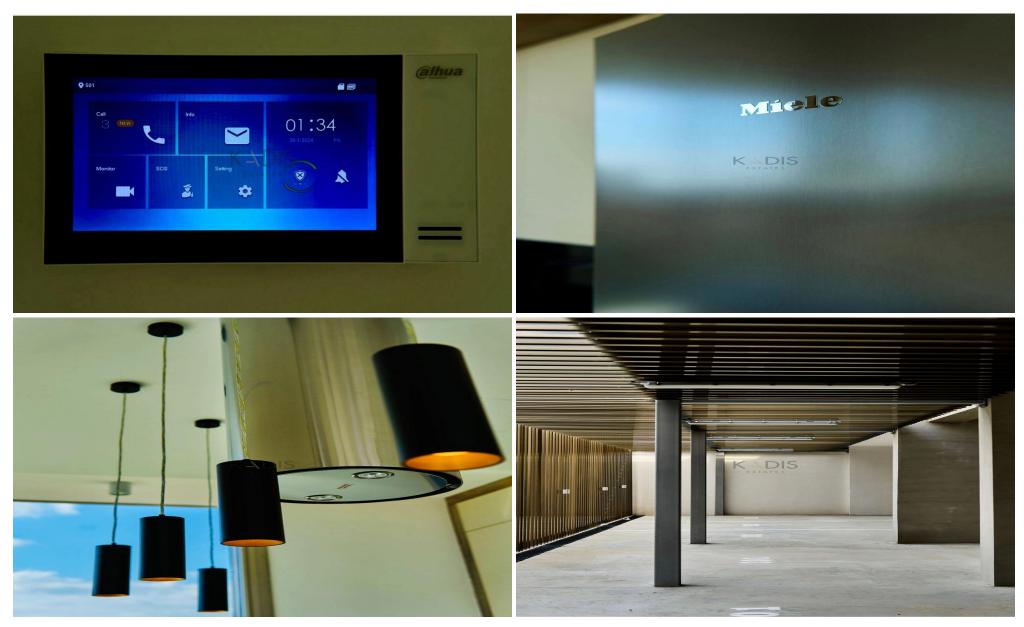




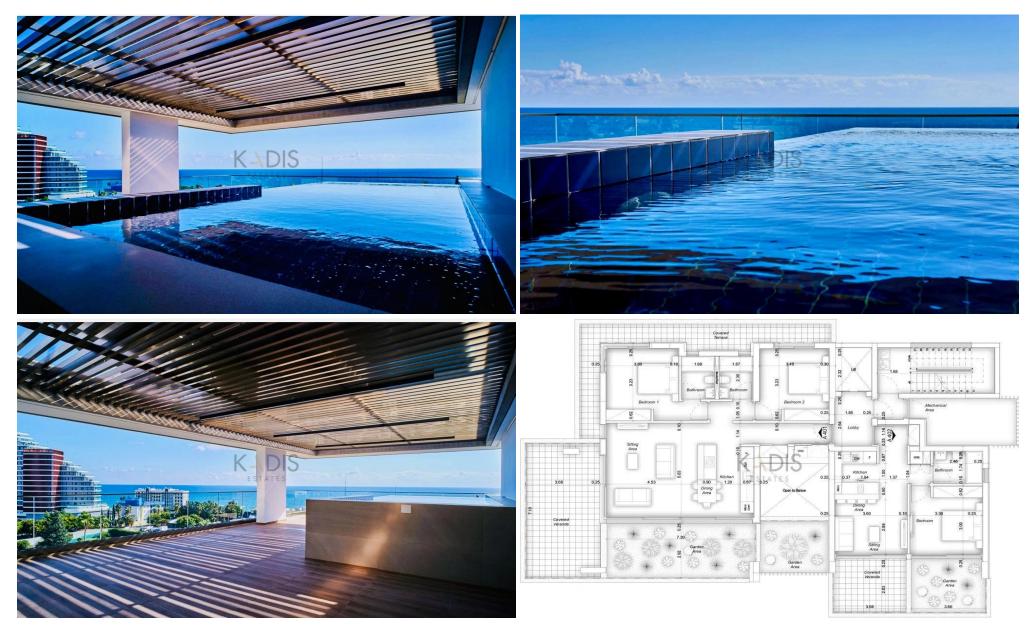












7/7