

## 1 Bedroom Apartment for Sale in Limassol District

For sale is a modern off-plan apartment located in the vibrant Germasoyeia, Tourist Area. This apartment features a comfortable internal space of 53 m<sup>2</sup>, including 1 bedroom and 1 bathroom, making it an ideal choice for individuals or couples seeking a stylish living space. Situated on the top floor of a five-story building, this unit is easily accessible by elevator. ✖

Germasoyeia is known for its lively atmosphere, combining charming local shops and cozy cafes with beautiful beaches and entertainment options. Residents will enjoy convenient access to the highway, simplifying travel to nearby attractions and destinations. With a north-facing orientation, this apartment offers level...

| Property Info    |                             | Plot / Area Info |                     | Additional info  |                  |
|------------------|-----------------------------|------------------|---------------------|------------------|------------------|
| Covered Area     | <b>53</b>                   |                  |                     | Reference Number | <b>25557</b>     |
| Heating          | <b>Central Heating, Yes</b> | Parking          | <b>Covered, Yes</b> | Property type    | <b>Apartment</b> |
| Air Conditioning | <b>All rooms, Yes</b>       |                  |                     | Condition        | <b>Brand New</b> |
|                  |                             |                  |                     | Bathrooms        | <b>1</b>         |
|                  |                             |                  |                     | View             | <b>City view</b> |

| Amilities | Location   |
|-----------|--|
| • Balcony | Region: <b>Limassol</b><br>Coordinates: <b>34.695176726715 / 33.084999197487</b> |

## Price: €470 000 + VAT

VAT for this property is **€23,500** or **€89,300**. 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.

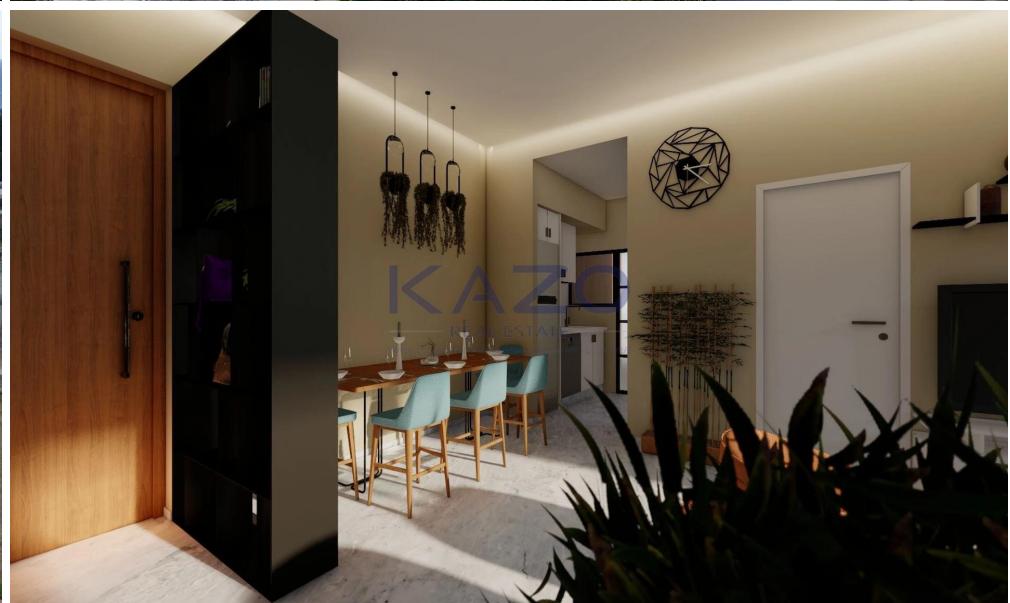
|     |                 |                                     |   |                 |             |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|
| VAT | <b>Excluded</b> | Title transfer fee<br>Price per SQM | <b>None</b><br><b>€8 868.00/m<sup>2</sup></b> | Common expenses | <b>None</b> |
|-----|-----------------|-------------------------------------|---|-----------------|-------------|

## Representative: Kazo Real Estate

|  |              |            |                         |
|--|--------------|------------|-------------------------|
| Registration number                      | <b>694</b>   | Email      | <b>info@kazo.com.cy</b> |
| License number                           | <b>372/E</b> | Legal name | <b>N/A</b>              |
| Phone: <b>+35770003020, +35725346402</b> |              |            |                         |

## Price change history

€470 000 on Mar 8, 2025





FLAT 103, 203, 303, 403+ 503  
Internal Area # 53.00 SQM  
Covered Veranda # 13.00 SQM

\* All moving furniture and appliances are for illustration only.  
\* All dimensions are approximate and differences may occur during the construction work.

