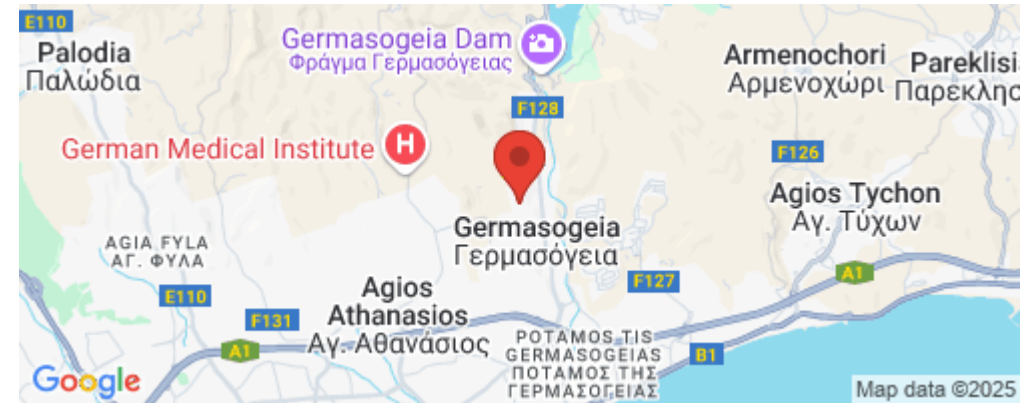


## 4 Bedroom Apartment for Sale in Germasogeia, Limassol District

Discover the epitome of luxury living at the prestigious Sunrock Residences in the lively Germasogeia area, Limassol. Currently under construction and priced from €1,790,000, this four bedroom apartment offers stunning sea views and is located in a charming area, perfect for those who desire a peaceful and serene yet convenient lifestyle.



### Property Highlights:

- Internal Covered area: 243 m2,
- Covered Veranda: 111 m2,
- Total area: 354 m2,
- 4 bedrooms + office,
- 4 bathrooms (showers and free standing bathtubs)
- Open-plan kitchen, free standing kitchen island
- Unobstructed Sea and Mountains Vie...

### Property Info

### Plot / Area Info

### Additional info

|                   |                                |         |                     |                   |                                 |
|-------------------|--------------------------------|---------|---------------------|-------------------|---------------------------------|
| Covered Area      | 243                            |         |                     | Reference Number  | <b>Sunrock_5</b>                |
| Covered Veranda   | 111                            |         |                     | Property type     | <b>Apartment</b>                |
| Floor Number      | 1                              |         |                     | Condition         | <b>Under Construction</b>       |
| Furnishing        | <b>Partially furnished</b>     | Pool    | <b>Common, Yes</b>  | Construction Year | <b>2025</b>                     |
| Floor Type        | <b>Ceramic</b>                 | Parking | <b>Covered, Yes</b> | Bathrooms         | <b>4</b>                        |
| Energy Efficiency | <b>A</b>                       |         |                     | View              | <b>Mountains view, Sea view</b> |
| Heating           | <b>Underfloor Heating, Yes</b> |         |                     | Complex           | <b>Sunrock Residences</b>       |
| Air Conditioning  | <b>All rooms, Yes</b>          |         |                     | Developer         | <b>Sunrock Residences</b>       |

### Amenities

- Alarm
- Balcony
- Elevator
- Fireplace
- Garden
- Pool
- Storage room

### Location

**Location:** Germasogeia      Region: **Limassol**  
Coordinates: **34.7254 / 33.08051**

## Price: €1 790 000 + VAT

VAT for this property is **€185,409** or **€340,100**. 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>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€7 366.00/m²</b> |                 |             |

## Representative: Sunrock Residences

|  |            |            |                                    |
|--|------------|------------|------------------------------------|
| Registration number                      | <b>N/A</b> | Email      | <b>sales@sunrockresidences.com</b> |
| License number                           | <b>N/A</b> | Legal name | <b>N/A</b>                         |
| Phone: <b>+35794009999, +35794008888</b> |            |            |                                    |

## Price change history

€1 790 000 on Mar 11, 2025



