

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

Luxury top floor partial sea view apartment, 30 Meter walking distance to a sandy beach. Situated in the east area of Limassol, it is close to all amenities and offers both a relaxed and peaceful atmosphere, combined with Limassol's cosmopolitan lifestyle.



The apartment offers bespoke design, crafted with high-end finishing such as marble, granite stones, real wood floors, open plan design kitchen, and living-room. Includes a guest w/c, 1 master bedroom with en-suite bathroom and a large glazed walk-in closet, 2 additional double bedrooms with en-suite bathrooms, and a large outdoor veranda, accessed from the living room area via fully folding glazed doors.

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#### Property Info

Covered Area	<b>157</b>
Covered Veranda	<b>25</b>
Floor Number	<b>7</b>
Total Number of Floors	<b>7</b>
Floor Type	<b>Ceramic, Hardwood</b>
Energy Efficiency	<b>B+</b>
Heating	<b>Underfloor Heating, Yes</b>

#### Plot / Area Info

Parking **Yes**

#### Additional info

Reference Number	<b>KYMA COURT SALE</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>4</b>
View	<b>Sea view</b>

#### Amenities

- Air Conditioning
- Alarm
- Balcony
- Elevator
- Guest WC
- Heating
- Parking

#### Location

**Location:** Germasogeia      Region: **Limassol**  
**Coordinates: 34.6984 / 33.09677**

## Price: €950 000 + VAT

VAT for this property is **€53,430** or **€180,500**. 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>~€34 600.00</b>	Common expenses	<b>None</b>
Title deed	<b>Has Title</b>	Price per SQM	<b>€6 051.00/m<sup>2</sup></b>		

## Price change history

€950 000 on Mar 26, 2025







