

1 Bedroom Apartment for Sale in Limassol District

For sale is a charming apartment located right on the beach in the sought-after Germasoyia Tourist Area in a gated complex with hotel facilities.



This resale property boasts 50 m² of internal space, offering a cozy and comfortable lifestyle. The apartment features one well-sized bedroom and a modern bathroom, perfect for individuals or couples looking for a peaceful retreat.

Situated on the fourth floor of a five-story building, this fully furnished apartment enjoys a south-facing orientation, allowing for abundant natural light throughout the day. With a central air conditioning system, you can stay cool and comfortable year-round. The panoramic views from your living spac...

| Property Info    |                      | Plot / Area Info                               |                | Additional info  |           |
|------------------|----------------------|--|----------------|------------------|-----------|
| Covered Area     | 60                   | Pool   | Yes            | Reference Number | 11266     |
| Heating          | Central Heating, Yes | Parking  | Uncovered, Yes | Property type    | Apartment |
| Air Conditioning | All rooms, Yes       |  |                | Condition        | Pre-Owned |
|                  |                      |  |                | Bathrooms        | 1         |
|                  |                      |  |                | View             | Sea view  |
| Amenities        |                      | Location                                       |                |                  |           |
| • Gym            |                      | Region: Limassol                               |                |                  |           |
|                  |                      | Coordinates: 34.697247846572 / 33.088861346813 |                |                  |           |

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€9 167.00/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

€550 000 on Apr 5, 2025





