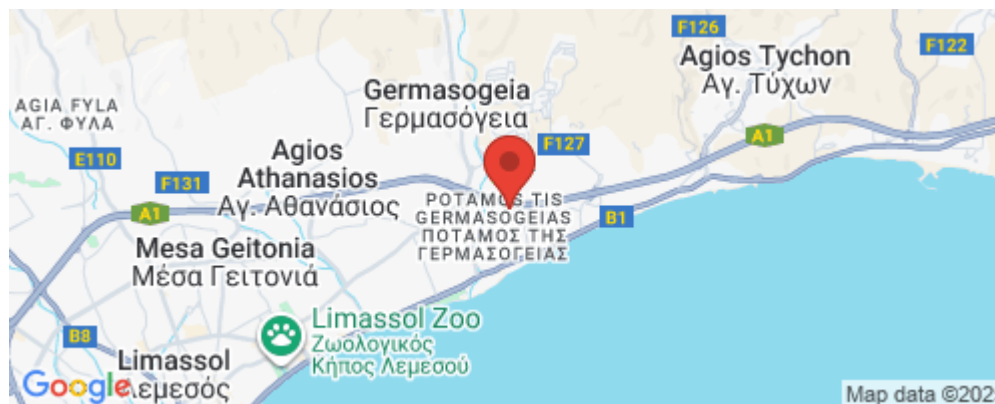


## 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

The project will consist of 3 – 4 residential blocks of apartments, an office building and a club house in 7784 m2 of landscaped territory. Each residential block consisting of 1-2 and 3-bedroom spacious apartments and 3-bedroom penthouses.



Also included within the complex: spa and fitness facilities, restaurant, cafe, pharmacy, bakery, mini market, covered parking, several common swimming pools, children's playground.

One of the most prestigious areas of Limassol. You get a developed infrastructure of shops and pharmacies, bars and sushi bars, restaurants and nightclubs. There are also several sailing centers and five-star diving centers within proximity. Pota...

### Property Info

|                        |            |
|------------------------|------------|
| Covered Area           | <b>163</b> |
| Covered Veranda        | <b>47</b>  |
| Floor Number           | <b>4</b>   |
| Total Number of Floors | <b>4</b>   |
| Energy Efficiency      | <b>A</b>   |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                  |                           |
|------------------|---------------------------|
| Reference Number | <b>1228</b>               |
| Property type    | <b>Apartment</b>          |
| Condition        | <b>Under Construction</b> |
| Bathrooms        | <b>3</b>                  |

### Amenities

- Roof Garden

### Location

**Location:** Germasogeia  
**Coordinates:** **34.705581610808 / 33.094264267698**

**Region:** **Limassol**

## Price: €1 370 000 + VAT

VAT for this property is **€83,797** or **€260,300**. 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 | <b>None</b>         | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 405.00/m²</b> |                 |             |

## Representative: RealDeal Estates

|  |              |            |  |
|--|--------------|------------|--|
| Registration number                      | <b>1311</b>  | Email      | <b>info@realdeal.cy</b>                          |
| License number                           | <b>347/E</b> | Legal name | <b>Esperia Estates (Limassol-Paphos) Limited</b> |
| Phone: <b>+35725255505, +35794001333</b> |              |            |  |

## Price change history

€1 300 000 on Apr 8, 2025

€1 370 000 on Aug 2, 2025













