


### 3 Bedroom Apartment for Sale in Limassol District

For sale: A modern apartment under construction in the sought-after Germasoyeia Tourist Area. This second-floor home offers a comfortable 104 m<sup>2</sup> of internal space, featuring three spacious bedrooms and one contemporary bathroom. The building includes an elevator, making access easy and convenient for all residents. 

Inside, you will find a thoughtfully designed layout with an energy efficiency rating of A+, ensuring low energy bills and a minimal environmental footprint. The central air conditioning system guarantees year-round comfort, while large windows bring in natural light and fresh views. The style is fresh and modern, crafted for both comfort and practicality.

Germas...

#### Property Info

Covered Area **104**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Parking **Covered, Yes**

#### Additional info

Reference Number **26075**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **1**

#### Amenities

- Balcony

#### Location

Region: **Limassol**  
 Coordinates: **34.69997415691 / 33.087150270481**

## Price: €840 000 + VAT

VAT for this property is **€42,000** or **€159,600**. 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>€8 077.00/m<sup>2</sup></b>		

## Representative: Kazo Real Estate

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## Price change history

€865 000 on May 1, 2025  
 €840 000 on Sep 18, 2025



