

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

For sale a unique 4-bedroom residence on the ground floor with a private garden (162m2), located on the 1st coastline in Germasogeia, Limassol. Real estate is not subject to VAT. The gated complex includes a gym, a conference room, an indoor heated swimming pool, a SPA area (including a sauna and hammam), underground parking and security. The residence has high ceilings, spacious layouts. Heating and air conditioning. All the necessary infrastructure for a comfortable life is within walking distance. 3 parking spaces (2 underground + 1 above ground). The storage room. Project Features: Underground parking Conference room and meeting roomInternal overflow pool with heating and salt chlorinati...

| Property Info                   | Plot / Area Info |              | Additional info  |                           |
|---------------------------------|------------------|--------------|------------------|---------------------------|
| Covered Area 823                |                  |              | Reference Number | 158675                    |
| Furnishing <b>Unfurnished</b>   | Parking          | Covered, Yes | Property type    | Apartment                 |
| Energy Efficiency <b>A</b>      |                  | Covered, 1es | Condition        | <b>Under Construction</b> |
| Air Conditioning All rooms, Yes |                  |              | Bathrooms        | 4                         |

Amenities Location

Location: Germasogeia Region: Limassol



Price: €5 240 000 + VAT

VAT for this property is **€861,894** or **€995,600**. 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 No | one Common expenses None                     |
|---------------------|-----------------------|--|
|                     | Price per SOM €6      | Common expenses None 5 367.00/m <sup>2</sup> |

## **Representative: DOM Real Estate**

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## **Price change history**

€5 240 000 on Jun 5, 2025









