

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

Luxury penthouse for sale in an elite complex located in the south-east of Limassol in a prestigious area with breathtaking sea views from all apartments. This project meets international standards of service, a five-star hotel is worthy: a shopping center, spa, gym, swimming pools, fine restaurants, concierge services, ground and underground parking with access control, a hidden video surveillance system on the territory of the complex. Covered area: 197 m<sup>2</sup> Covered veranda: 82 m<sup>2</sup> Outdoor veranda: 42 m<sup>2</sup> Underfloor heating High-quality finish Stylish unique design Panoramic sea view from every room Spacious veranda with Jacuzzi The first line of the sea Prestigious area

| <b>Property Info</b>                                 |                       | <b>Plot / Area Info</b> |                     | <b>Additional info</b> |                  |
|--|-----------------------|-------------------------|---------------------|------------------------|------------------|
| Covered Area   | <b>279</b>            |                         |                     | Reference Number       | <b>162608</b>    |
| Furnishing   | <b>Furnished</b>      |                         |                     | Property type          | <b>Apartment</b> |
| Energy Efficiency                                    | <b>A</b>              | Parking                 | <b>Covered, Yes</b> | Condition              | <b>Brand New</b> |
| Air Conditioning                                     | <b>All rooms, Yes</b> |                         |                     | Bathrooms              | <b>4</b>         |
| <b>Amenities</b>                                     |                       | <b>Location</b>         |                     |                        |                  |
| <b>Location:</b> Germasogeia Region: <b>Limassol</b> |                       |                         |                     |                        |                  |

## Price: €3 350 000 + VAT

VAT for this property is **€384,349** or **€636,500**. 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>None</b>                     | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€12 007.00/m<sup>2</sup></b> |                 |             |

## Representative: DOM Real Estate

|                            |              |            |                        |
|----------------------------|--------------|------------|------------------------|
| Registration number        | <b>397</b>   | Email      | <b>info@dom.com.cy</b> |
| License number             | <b>338/E</b> | Legal name | <b>N/A</b>             |
| Phone: <b>+35796644888</b> |              |            |                        |

## Price change history

€3 350 000 on Jun 26, 2025

