


## 1 Bedroom Apartment for Sale in Limassol District

This modern one-bedroom apartment is available for sale in the desirable iconic building in Germasogeia Tourist Area. Offering 74 m<sup>2</sup> of internal space, the property is located on the 8th floor of a secure, gated complex with 21 stories and convenient elevator access. 

- 1 bedroom
- 1 bathroom
- Internal Area 74m<sup>2</sup>
- Covered Verandas 35m<sup>2</sup>
- Covered Parking
- Storage
- Communal Swimming Pool
- Gym Membership included
- Sauna
- 200m from the beach
- Special 10 % discount in 10 Floor Restaurant

Amazing opportunity! Last unit available! Call us now to book it!

Built in 2021, the apartment is fully...

### Property Info

Covered Area	<b>109</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>13036</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>1</b>

### Amenities

- Gym

### Location

Region: **Limassol**  
 Coordinates: **34.697185905293 / 33.091421027748**

## Price: €970 000 + VAT

VAT for this property is **€48,500** or **€184,300**. 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>~€35 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 899.00/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: <b>+35722344842</b>			

## Price change history

€1 050 000 on Jul 22, 2025  
 €970 000 on Sep 16, 2025

