

## 4 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA32089 Price details: €460,000 Four bedroom apartment for sale in the heart of cosmopolitan Limassol. Ideally situated only 500m from the sandy beaches of the Mediterranean Sea and palm tree-lined promenade. Close to all amenities of the town. Property Features: A freehold property with open plan spacious living/dining area and kitchen separated by breakfast bar. Patio doors from the lounge lead out to a large veranda offering views to communal pool. A bedroom and guest toilet is also on the ground floor. On the first floor are 3 double bedrooms one with en-suite facilities and a master bathroom. Master bedroom has a balcony with excellent views to the pool.



### Property Info

### Plot / Area Info

### Additional info

Covered Area	<b>136</b>
Covered Veranda	<b>N/A</b>
Uncovered Veranda	<b>N/A</b>
Total Number of Floors	<b>1</b>
Furnishing	<b>Furnished</b>
Energy Efficiency	<b>N/A</b>
Air Conditioning	<b>All rooms, Yes</b>

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

Reference Number	<b>SA32089</b>
Property type	<b>House</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>2</b>

### Amenities

### Location

- Garden

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.699929167247 / 33.086605448386**

Region: **Limassol**

## Price: €460 000 + VAT

VAT for this property is **€23,000** or **€87,400**. 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>~€15 000.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€3 382.00/m<sup>2</sup></b>		

## Representative: Smart Assets

Registration number	<b>1109</b>	Email	<b>info@smartassets.com.cy</b>
License number	<b>317/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35777000111</b>			

## Price change history

€450 000 on Oct 19, 2023  
 €400 000 on Dec 23, 2023  
 €480 000 on May 3, 2024  
 €450 000 on Jul 9, 2024  
 €460 000 on Apr 24, 2025



