

## 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>			Reference Number	<b>SA32089</b>
Uncovered Veranda	<b>N/A</b>			Property type	<b>House</b>
Total Number of Floors	<b>1</b>	Pool	<b>Yes</b>	Condition	<b>Pre-Owned</b>
Furnishing	<b>Furnished</b>	Parking	<b>Uncovered, Yes</b>	Bathrooms	<b>2</b>
Energy Efficiency	<b>N/A</b>				
Air Conditioning	<b>All rooms, Yes</b>				
Amenities	Location				
• Garden	<b>Location:</b> Germasogeia - Tourist Area			Region: <b>Limassol</b>	
	Coordinates: <b>34.699929167247 / 33.086605448386</b>				

## 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 Price per SQM	<b>~€15 000.00</b> <b>€3 382.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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



