

### 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA31972 Price details: €2,500,000 Luxurious beachfront apartment in Germasogeia Tourist area. The apartment is located on the ground/ semi basement floor of the building and consists of a living area, dining area, kitchen, guest toilet, three bedrooms (the master with ensuite and walk-in wardrobe), bathroom, conservatory, and verandas/ yard. It has right of use of parking spaces on the basement and the ground floor and a storage room. It has been recently fully renovated with modern luxurious finishes such as underfloor heating, VRV system, marble finished in the kitchen and the bathrooms, double glazed windows, smoke detectors, alarm system, etc. The apartment has direct a...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area	<b>182</b>
Covered Veranda	<b>24</b>
Uncovered Veranda	<b>132</b>
Floor Number	
Furnishing	<b>Unfurnished</b>
Energy Efficiency	<b>N/A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

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

Reference Number	<b>SA31972</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>

#### Amenities

#### Location

- Storage room

**Location:** Germasogeia - Tourist Area

Region: **Limassol**

Coordinates: **34.696117755264 / 33.093151319377**

## Price: €2 500 000 + VAT

VAT for this property is **€186,538** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 736.00/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

€2 500 000 on Oct 19, 2023





