

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

For sale 3 bedroom luxury apartment in a new gated complex in Limassol, Germasogeia district. Quiet private street, 5 minutes walk to the beach, close to all necessary infrastructure. The building is brand new, a large green area, swimming pool, gym. The apartment has underfloor heating, air conditioning in every room, modern furniture and appliances. 3 bedrooms, 3 bathrooms (shower), open-plan kitchen with living room, spacious veranda. The apartment was rented for 2400 euros. VAT has already been paid.

| Property Info     | Plot / Area Info                              |         | Additional info  |                  |
|-------------------|---|---------|------------------|------------------|
| Covered Area      | <b>183</b>                                    |         | Reference Number | <b>181753</b>    |
| Furnishing        | <b>Furnished</b>                              |         | Property type    | <b>Apartment</b> |
| Energy Efficiency | <b>N/A</b>                                    | Parking | Condition        | <b>Brand New</b> |
| Air Conditioning  | <b>All rooms, Yes</b>                         |         | Bathrooms        | <b>3</b>         |
| Amenities         | Location                                      |         |                  |                  |
|                   | <b>Location:</b> Germasogeia Region: Limassol |         |                  |                  |

## Price: €990 000 + VAT

VAT for this property is **€74,493** or **€188,100**. 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<br>Price per SQM | <b>None</b><br><b>€5 410.00/m<sup>2</sup></b> | Common expenses | <b>None</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

€990 000 on Oct 15, 2025

