

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

Reference ID: #SA29344 Price details: €580,000 Beautiful ground floor apartment with independent maids quarter in the heart of Limassol's tourist area. Quiet neighbourhood, yet within walking distance to the beach and all amenities. Indoor Area: 106m<sup>2</sup> Covered Veranda: 20m<sup>2</sup> 3 bedrooms Extra maids quarter with bathroom: 25m<sup>2</sup> Ensuite shower Main bathroom Guest toilet Communal swimming pool



### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>151</b>            |
| Covered Veranda   | <b>20</b>             |
| Furnishing        | <b>Furnished</b>      |
| Energy Efficiency | <b>N/A</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>SA29344</b>   |
| Property type    | <b>Apartment</b> |
| Condition        | <b>Pre-Owned</b> |
| Bathrooms        | <b>3</b>         |

### Amenities

- Pool

### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
 Coordinates: **34.70035773609 / 33.090799081806**

## Price: €580 000 + VAT

VAT for this property is **€29,538** or **€110,200**. 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>~€19 800.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€3 841.00/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

€650 000 on Oct 19, 2023  
 €620 000 on Aug 20, 2024  
 €580 000 on Apr 26, 2025

