

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

Reference ID: #SA29113 Price details: €1,175,000 +VAT The high rise building is perfectly located on the coast road in the Germasogeia area of Limassol and within walking distance of glorious sandy beaches. The spacious apartments enjoy panoramic views of the sea and the city. Spa wellness center situated in the 19th floor and The Brunch Boutique Restaurant situated in the ground floor. SERVICES & FACILITIES Receptionist 24hr Gated Entrance / Security Pavilion Ground & Underground Parking space Storage for each unit Swimming Pool The Brunch Boutique Restaurant in the Ground Floor: Will Serve Buffet Breakfast & Brunch daily Offices for private use - only for residents ONLY SPA Professional Well...



#### Property Info

Covered Area **134**  
 Covered Veranda **134**  
 Floor Number **1**  
 Furnishing **Unfurnished**  
 Energy Efficiency **N/A**  
 Air Conditioning **All rooms, Yes**

#### Plot / Area Info

Pool **Yes**  
 Parking **Covered, Yes**

#### Additional info

Reference Number **SA29113**  
 Property type **Apartment**  
 Condition **Brand New**  
 Construction Year **2022**  
 Bathrooms **2**  
 View **Sea view**

#### Amenities

- Storage room

#### Location

**Location:** Germasogeia - Tourist Area      Region: **Limassol**  
 Coordinates: **34.697716502067 / 33.090416236428**

## Price: €1 175 000 + VAT

VAT for this property is **€58,750** or **€223,250**. 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>None</b>                    | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€8 769.00/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: +35777000111 |              |            |                                |

## Price change history

€1 175 000 on Oct 19, 2023





