

4 Bedroom House for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA28862Price details: €920,000For sale 2-level apartment with 4-bedrooms, located on a first line of the beachfront in a luxury gated complex in Germasogeia tourist area in Limassol. This is duplex apartment with a separate entrance are made in an original modern design. Fully furnished. Installed air conditioning and heated floors in all rooms. A cozy patio, as well as a balcony on the second level.Covered area: 150 sq.mAdjastend yard: 45 sq.mThe first level contains: entrance hall;living room;an office that can be used as an additional bedroom;fully equipped kitchen, as well as a dining area;bathroom with shower;pantry.On the second level there are:two bedr...



| Property Info          |                                                | Plot / Area Info |                  | Additional info  |           |
|------------------------|------------------------------------------------|------------------|------------------|------------------|-----------|
| Covered Area           | 150                                            |                  |                  | Reference Number | SA28862   |
| Covered Veranda        | 45                                             |                  |                  | Property type    | House     |
| Total Number of Floors | 2                                              | Pool             | Yes              | Condition        | Pre-Owned |
| Furnishing             | Furnished                                      | Parking          | Uncovered, Yes   | Bathrooms        | 4         |
| Energy Efficiency      | N/A                                            |                  |                  |                  |           |
| Air Conditioning       | All rooms, Yes                                 |                  |                  |                  |           |
| Amenities              | Location                                       |                  |                  |                  |           |
| • Balcony              | Location: Germasogeia - Tourist Area           |                  | Region: Limassol |                  |           |
|                        | Coordinates: 34.695741806619 / 33.092150986502 |                  |                  |                  |           |

## Price: €920 000 + VAT

VAT for this property is **€46,000** or **€174,800**. 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>~€33 400.00</b>  | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 133.00/m²</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

€920 000 on Oct 19, 2023







