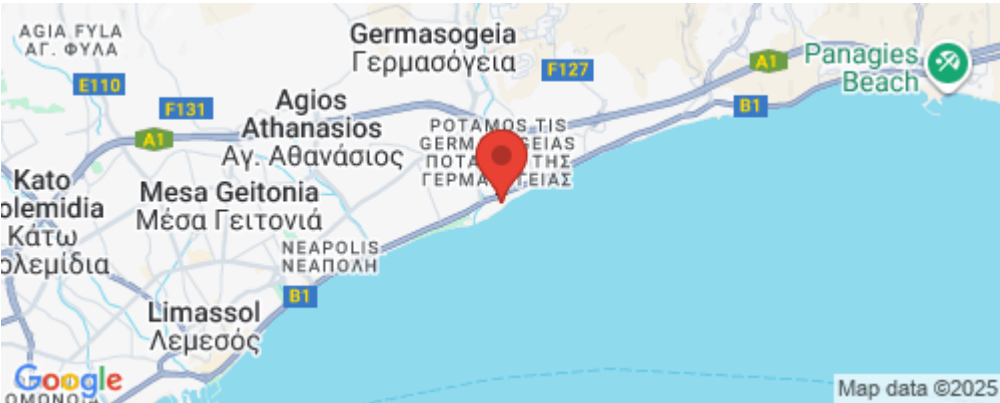


1 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

Reference ID: #SA28860Price details: €550,000For sale spacious 1-bedroom apartment, located on a first line of the beachfront complex in Germasogeia Tourist area in Limassol. This is a ground-floor apartment with beautiful private garden and private access to the beach. Modern interior, fully furnished, air conditioners.Internal area: 67 sq.mCovered verandas area: 12 sq.mTotal covered area: 79 sq.mPrivate garden: 53 sq.mComplex has a big communal swimming pool, gym and parking.Great beachfront location, walking distance to all amenities and services. Great investment property – can be rented out with a long-term contract as well as with a short-term rent.



Property Info

|                   |                |
|-------------------|----------------|
| Covered Area      | 79             |
| Covered Veranda   | 12             |
| Furnishing        | Furnished      |
| Energy Efficiency | N/A            |
| Air Conditioning  | All rooms, Yes |

Plot / Area Info

|         |                |
|---------|----------------|
| Pool    | Yes            |
| Parking | Uncovered, Yes |

Additional info

|                  |           |
|------------------|-----------|
| Reference Number | SA28860   |
| Property type    | Apartment |
| Condition        | Pre-Owned |
| Bathrooms        | 1         |

Amenities

- Garden

Location

Location: Germasogeia - Tourist Area      Region: Limassol  
Coordinates: 34.695794609097 / 33.092336247245

## Price: €550 000 + VAT

VAT for this property is **€27,500** or **€104,500**. 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>~€18 600.00</b>             | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€6 962.00/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

€550 000 on Oct 19, 2023











