


### 3 Bedroom Apartment for Sale in Limassol District

Discover this brand new epitome of luxury fully furnished apartment available for sale in the vibrant Germasogeia Tourist Area. With an impressive internal space of 249.95 m<sup>2</sup>, this key-ready residence is situated on the fourth floor of a five-story building, equipped with an elevator for your convenience. 

Located in one of the most privileged areas in Limassol, in a quiet neighbourhood near other high-end developments and public parks. Two hundred meters from the Limassol seafront promenade and organised beaches.

- 3 Bedroom
- 3 Bathrooms
- Internal Area 249.95m<sup>2</sup>
- Covered parking

Within walking distance from shops, restaurants and other...

#### Property Info

Covered Area	<b>150</b>
Heating	<b>Underfloor Heating, Yes</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>16385</b>
Property type	<b>Apartment</b>
Condition	<b>Pre-Owned</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

#### Amenities

- Garden

#### Location

Region: **Limassol**  
 Coordinates: **34.699764918707 / 33.096165742466**

## Price: €2 500 000 + VAT

VAT for this property is **€125,000** or **€475,000**. 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>~€96 600.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 667.00/m<sup>2</sup></b>		

## Representative: Kadis Estates

Registration number	<b>506</b>	Email	<b>info@kadis.com.cy</b>
License number	<b>62/E</b>	Legal name	<b>N/A</b>
Phone: <b>+35722344842</b>			

## Price change history

€2 500 000 on Jan 20, 2026



