

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

A first-line luxury 4-bedroom apartment offering unobstructed front sea views from all rooms, located in the highly sought-after Germasogeia Tourist Area of Limassol. The apartment is set within a secure gated complex with its own private entrance to the beach and a communal swimming pool. The apartment has been fully renovated to the highest standards, using premium European materials throughout. It features an internal area of 121 sqm and a 17 sqm covered terrace, for a total covered area of 138 sqm. The layout includes three sea-view bedrooms plus a maid's room with shower and WC, 2 bathrooms, and an open-plan Italian kitchen with island equipped with Miele appliances, includin...

### Property Info

|                   |                       |
|-------------------|-----------------------|
| Covered Area      | <b>138</b>            |
| Energy Efficiency | <b>B</b>              |
| Air Conditioning  | <b>All rooms, Yes</b> |

### Plot / Area Info

|         |                     |
|---------|---------------------|
| Pool    | <b>Common, Yes</b>  |
| Parking | <b>Covered, Yes</b> |

### Additional info

|                   |                  |
|-------------------|------------------|
| Reference Number  | <b>242015</b>    |
| Property type     | <b>Apartment</b> |
| Condition         | <b>Pre-Owned</b> |
| Construction Year | <b>2012</b>      |
| Bathrooms         | <b>2</b>         |

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area Region: **Limassol**

## Price: €1 850 000 + VAT

VAT for this property is **€92,500** or **€351,500**. 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>~€70 600.00</b>   | Common expenses | <b>None</b> |
|     |                 | Price per SQM      | <b>€13 406.00/m²</b> |                 |             |

## Representative: MySpace

|                     |                                   |            |   |
|---------------------|-----------------------------------|------------|---|
| Registration number | <b>229/E</b>                      | Email      | <b>myspace.cyprus@gmail.com</b>                 |
| License number      | <b>1047</b>                       | Legal name | <b>MYSACE Real Estate/ A.SP.Thinkrealty ltd</b> |
| Phone:              | <b>+35795129336, +35799409010</b> |            |   |

## Price change history

€1 850 000 on Jan 30, 2026







