

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

Renovated, fully furnished apartment in the most prestigious area of Limassol, right on the beachfront in the Germasogeia tourist area. Ideal for people who love waking up by the sea and swimming in the waves each morning.

Located on the 4th floor, this spacious 120 m<sup>2</sup> apartment offers:

Two large bedrooms with brand-new wardrobes

A large bathroom with jacuzzi

A brand-new refrigerator

Fully furnished with modern furniture and appliances

Direct sea views from the living space and balcony

Additional potential: The layout allows for easy conversion into a three-bedroom apartment.

A rare opportunity to own a home on the first line of the beach ...

### Property Info

Covered Area **120**  
 Floor Number **4**  
 Energy Efficiency **A**  
 Air Conditioning **All rooms, Yes**

### Plot / Area Info

### Additional info

Reference Number **243391**  
 Property type **Apartment**  
 Condition **Pre-Owned**  
 Bathrooms **1**  
 View **Sea view**

### Amenities

### Location

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

## Price: €620 000 + VAT

VAT for this property is **€31,000** or **€117,800**. 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>~€21 400.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€5 167.00/m<sup>2</sup></b>		

## Representative: MySpace

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## Price change history

€620 000 on Mar 21, 2026



