

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

Spacious 4 bedroom apartment penthouse in 23-25 floors in a new high-rise building in Limassol, Germasogeia area, within walking distance of sandy beaches, cafes and the best restaurants. Only 10 minutes away from City Center. 

All apartments have extensive south-facing covered verandas or roof gardens and panoramic sea and city views. Unique building design. First-class quality materials are used to ensure that the high standards and expectations of our customers are met.

- Common swimming pool
- Spa: sauna, hamam
- Massage
- Nail Bar
- Hair salon
- Fully equipped gym

Residents and guests will find full ra...

### Property Info

Covered Area	<b>354</b>
Covered Veranda	<b>70</b>
Floor Number	<b>23</b>
Total Number of Floors	<b>25</b>
Energy Efficiency	<b>A</b>

### Plot / Area Info

Pool	<b>Common, Yes</b>
Parking	<b>Uncovered, Yes</b>

### Additional info

Reference Number	<b>1960</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2026</b>
Bathrooms	<b>5+</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

**Location:** Germasogeia - Tourist Area  
**Coordinates:** **34.698160560431 / 33.091084762976**

Region: **Limassol**

## Price: €5 864 000 + VAT

VAT for this property is **€766,296** or **€1,114,160**. 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>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€16 565.00/m<sup>2</sup></b>		

## Representative: MySpace

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

## Price change history

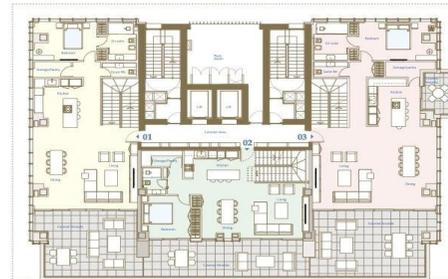
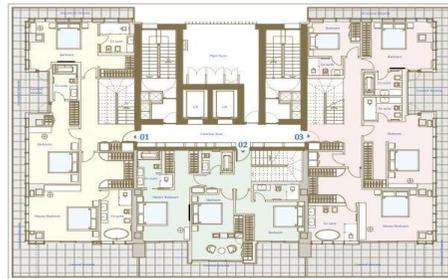
€5 318 000 on Dec 14, 2023  
 €5 849 250 on Feb 13, 2025  
 €5 855 000 on May 23, 2025  
 €5 864 000 on Oct 1, 2025



LEVEL 23<sup>rd</sup> Penthouse Apartments - Bedrooms

Penthouse Apartments - Living 24<sup>th</sup> LEVEL

LEVEL 25<sup>th</sup> Penthouse Roof Gardens



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| <p>APARTMENT 01</p> <ul style="list-style-type: none"> <li>Bedrooms: 4</li> <li>Bathrooms / w.c: 5</li> <li>Total Covered area: 354,3 m<sup>2</sup></li> <li>Covered Area: 284 m<sup>2</sup></li> <li>Verandas: 70,3 m<sup>2</sup></li> <li>Storage: 1</li> <li>Outdoor Parking: 1</li> <li>Covered Parking: 2</li> <li>Cabana: 1</li> </ul> | <p>APARTMENT 02</p> <ul style="list-style-type: none"> <li>Bedrooms: 4</li> <li>Bathrooms / w.c: 4</li> <li>Total Covered area: 285,5 m<sup>2</sup></li> <li>Covered Area: 203 m<sup>2</sup></li> <li>Verandas: 84,5 m<sup>2</sup></li> <li>Storage: 1</li> <li>Outdoor Parking: 1</li> <li>Covered Parking: 2</li> <li>Cabana: 1</li> </ul> | <p>APARTMENT 03</p> <ul style="list-style-type: none"> <li>Bedrooms: 5</li> <li>Bathrooms / w.c: 6</li> <li>Total Covered area: 418,5 m<sup>2</sup></li> <li>Covered Area: 326 m<sup>2</sup></li> <li>Verandas: 92,5 m<sup>2</sup></li> <li>Storage: 1</li> <li>Outdoor Parking: 1</li> <li>Covered Parking: 2</li> <li>Cabana: 1</li> </ul> |
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| <p>APARTMENT 01</p> <ul style="list-style-type: none"> <li>Roof Garden</li> <li>Un-Covered Area: 76 m<sup>2</sup></li> <li>1. Kitchen Bar</li> <li>2. Lounge / Dining</li> <li>3. Jacuzzi</li> <li>4. Storage</li> <li>5. Shower</li> <li>6. W.C.</li> <li>7. Private Stairs to Apartment</li> </ul> | <p>APARTMENT 02</p> <ul style="list-style-type: none"> <li>Roof Garden</li> <li>Un-Covered Area: 57 m<sup>2</sup></li> <li>1. Kitchen Bar</li> <li>2. Lounge / Dining</li> <li>3. Jacuzzi</li> <li>4. Storage</li> <li>5. W.C.</li> <li>6. Private Stairs to Apartment</li> </ul> | <p>APARTMENT 03</p> <ul style="list-style-type: none"> <li>Roof Garden</li> <li>Un-Covered Area: 99 m<sup>2</sup></li> <li>1. Kitchen Bar</li> <li>2. Lounge / Dining</li> <li>3. Jacuzzi</li> <li>4. Storage</li> <li>5. Jacuzzi</li> <li>6. W.C.</li> <li>7. Private Stairs to Apartment</li> </ul> |
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