

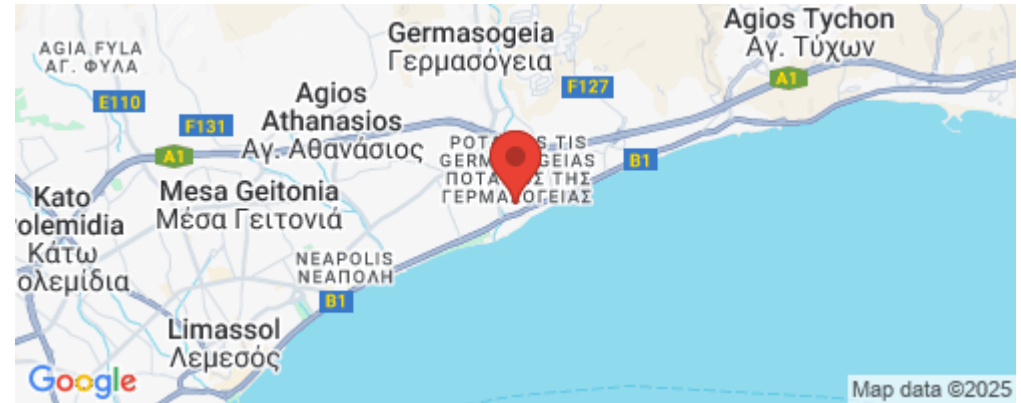
## 4 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

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>286</b>
Covered Veranda	<b>84</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>1961</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>4</b>
View	<b>Mountains view</b>

### Amenities

- Parking

### Location

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

Region: **Limassol**

## Price: €4 723 100 + VAT

VAT for this property is **€550,588** or **€897,389**. 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>€16 514.00/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>MYSPLACE Real Estate/ A.SP.Thinkrealty ltd</b>
Phone: <b>+35795129336, +35799409010</b>			

## Price change history

€4 298 000 on Dec 14, 2023

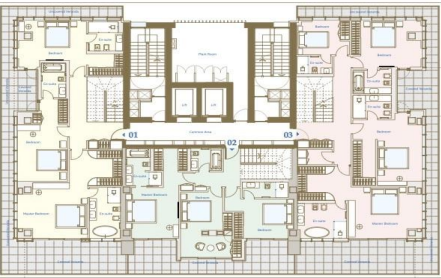
€4 727 250 on Feb 13, 2025

€4 723 100 on May 23, 2025



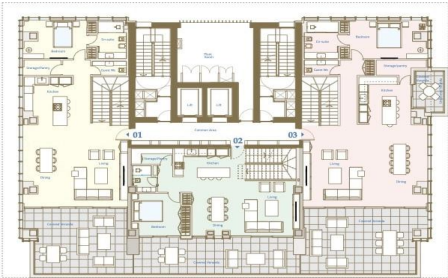


LEVEL 23<sup>rd</sup> Penthouse Apartments - Bedrooms



APARTMENT 01	APARTMENT 02	APARTMENT 03
Bedrooms: 4	Bedrooms: 4	Bedrooms: 5
Bathrooms: incl. 5	Bathrooms: incl. 4	Bathrooms: incl. 5
Total Covered area: 354.3 m <sup>2</sup>	Total Covered area: 286.5 m <sup>2</sup>	Total Covered area: 418.3 m <sup>2</sup>
Covered Area: 284 m <sup>2</sup>	Covered Area: 202 m <sup>2</sup>	Covered Area: 326 m <sup>2</sup>
Verandas: 70.3 m <sup>2</sup>	Verandas: 84.5 m <sup>2</sup>	Verandas: 82.3 m <sup>2</sup>
Storage: 1	Storage: 1	Storage: 1
Outdoor Parking: 1	Outdoor Parking: 1	Outdoor Parking: 1
Covered Parking: 2	Covered Parking: 2	Covered Parking: 2
Cellars: 1	Cellars: 1	Cellars: 1

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



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



APARTMENT 01	APARTMENT 02	APARTMENT 03
Roof Garden	Roof Garden	Roof Garden
Un-Covered Area: 76 m <sup>2</sup>	Un-Covered Area: 37 m <sup>2</sup>	Un-Covered Area: 99 m <sup>2</sup>
1. Kitchen Bar	1. Kitchen Bar	1. Kitchen Bar
2. Lounge / Dining	2. Lounge / Dining	2. Lounge / Dining
3. Jacuzzi	3. Jacuzzi	3. Jacuzzi
4. Storage	4. Storage	4. Storage
5. Shower	5. Shower	5. Shower
6. W.C.	6. W.C.	6. W.C.
7. Private Stairs to Apartment	7. Private Stairs to Apartment	7. Private Stairs to Apartment

