

### 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

Discover elevated living in this spacious and beautifully appointed 2-bedroom apartment, ideally located on the 1st floor of this new gated community in Limassol. Set in beautifully landscaped surroundings, this apartment offers the rare luxury of a 100 sqm private garden, along with generous living areas and premium finishes.



Property Details:

Internal Covered Area: 130 sqm

Covered Veranda: 22 sqm

Uncovered Veranda: 25 sqm

Private Garden: 100 sqm

Total Covered Area: 277 sqm

Bedrooms: 3

Bathrooms: 2

Floor: 1st Floor

Parking & Storage: Included (underground)

Project Highlights - IRIS GARDENS:

Gated, s...

Property Info	Plot / Area Info	Additional info
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Covered Area

Furnishing

Heating

Air Conditioning

**277****Unfurnished****Central Heating, Yes****All rooms, Yes**

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**17633**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2****Amenities**

- Guest WC

**Location****Location:** GermasogeiaRegion: **Limassol**Coordinates: **34.7121004 / 33.083121**

## Price: €695 000 + VAT

VAT for this property is **€79,360** or **€132,050**. 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>€2 509.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
License number	<b>344/E</b>	Legal name	<b>FOX Smart Estate Agency Network Ltd</b>
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## Price change history

€625 000 on Dec 18, 2023  
 €660 000 on Jan 11, 2024  
 €690 000 on Apr 5, 2024  
 €695 000 on Nov 18, 2025









