

### 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 |
|---------------|------------------|-----------------|
|---------------|------------------|-----------------|



Covered Area

**277**

Furnishing

**Unfurnished**

Pool

**Yes**

Heating

**Central Heating, Yes**

Parking

**Covered, Yes**

Air Conditioning

**All rooms, Yes**

Reference Number

**17633**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2**

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### Amenities

- Guest WC

### Location

**Location:** Germasogeia

Region: **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> |
| Phone: <b>+35726940150, +35725267777, +35725760781</b> |              |            |  |

## 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









