

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

Step into elegant, sun-filled living with this generously proportioned 3-bedroom apartment, located on the 2nd floor of a new gated community in one of Limassol's most prestigious residential areas. Combining modern design, premium finishes, and a rare private garden on the upper level, this home offers the perfect blend of indoor comfort and outdoor relaxation. 

### Property Details:

Internal Covered Area: 118 sqm

Covered Veranda: 27 sqm

Uncovered Veranda: 19 sqm

Private Garden: 76 sqm

Total Covered Area: 240 sqm

Bedrooms: 3

Bathrooms: 2

Floor: 2nd Floor

Parking & Storage: Included (underground)

Project Feature...

### Property Info

### Plot / Area Info

### Additional info

Covered Area

Furnishing

Heating

Air Conditioning

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

Pool

**Yes**

Parking

**Covered, Yes**

Reference Number

**17667**

Property type

**Apartment**

Condition

**Brand New**

Bathrooms

**2****Amenities**

- Guest WC

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

## Price: €715 000 + VAT

VAT for this property is **€73,288** or **€135,850**. 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>€2 979.00/m<sup>2</sup></b>		

## Representative: FOX

Registration number	<b>488</b>	Email	<b>info@foxrealty.com.cy</b>
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## Price change history

€640 000 on Dec 18, 2023  
 €660 000 on Jan 11, 2024  
 €695 000 on Apr 5, 2024  
 €715 000 on Nov 18, 2025









