

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

Project is located at an elevated location, nestled within beautiful surroundings and panoramic views. This gated building community consists of 4 double-storey blocks, all connected to a magnificent pool with a sun terrace and a playground, ensuring that both residents and visitors enjoy the spacious and welcoming atmosphere. Designed with convenience in mind, this residential gated community presents spacious 2&3 bedroom apartments with options for private gardens or rooftop terraces, along with underground parking and storage spaces for each apartment.

Delivery date September 2025



#### Property Info

Covered Area	<b>158</b>
Covered Veranda	<b>25</b>
Uncovered Veranda	<b>17</b>
Floor Number	<b>1</b>
Total Number of Floors	<b>3</b>
Energy Efficiency	<b>A</b>

#### Plot / Area Info

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

#### Additional info

Reference Number	<b>5618</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Construction Year	<b>2025</b>
Bathrooms	<b>3</b>

#### Amenities

- Elevator

#### Location

**Location:** Germasogeia  
**Coordinates:** **34.711107569527 / 33.077791626724**

Region: **Limassol**

## Price: €725 000 + VAT

VAT for this property is **€41,389** or **€137,750**. 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>€4 589.00/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>
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## Price change history

€630 000 on Jan 26, 2024  
 €705 000 on Apr 6, 2024  
 €725 000 on Feb 22, 2025



