

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

3 Bedroom Apartment - Spacious Living with a Coastal Panorama X

The 3-bedroom apartments offer expansive, refined living spaces designed for families and individuals who appreciate comfort, quality, and uninterrupted sea views. With panoramic glazing framing Limassol's coastline, the open-plan living and dining area becomes the heart of the home — bright, inviting, and ideal for both daily living and hosting guests.

The kitchen features modern design, excellent storage, and luxurious finishes, creating a sophisticated and functional workspace. Each of the three private rooms is generously sized, filled with natural light, and thoughtfully arranged to ensure comfort and ver...

| Property Info          |            | Plot / Area Info |                     | Additional info   |                           |
|------------------------|------------|------------------|---------------------|-------------------|---------------------------|
| Covered Area           | <b>120</b> |                  |                     | Reference Number  | <b>6686</b>               |
| Uncovered Veranda      | <b>25</b>  |                  |                     | Property type     | <b>Apartment</b>          |
| Floor Number           | <b>3</b>   | Parking          | <b>Covered, Yes</b> | Condition         | <b>Under Construction</b> |
| Total Number of Floors | <b>3</b>   |                  |                     | Construction Year | <b>2026</b>               |
| Energy Efficiency      | <b>A</b>   |                  |                     | Bathrooms         | <b>3</b>                  |

| Amenities | Location  | Region          |
|-----------|---|-----------------|
| • Parking | <b>Location:</b> Germasogeia<br>Coordinates: <b>34.721088188185 / 33.066918347695</b> | <b>Limassol</b> |

## Price: €650 000 + VAT

VAT for this property is **€32,500** or **€123,500**. 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<br>Price per SQM | <b>None</b><br><b>€5 417.00/m<sup>2</sup></b> | Common expenses | <b>None</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> |
| Phone: <b>+35795129336, +35799409010</b> |              |            |  |

## Price change history

€600 000 on Sep 10, 2024

€650 000 on Feb 19, 2025

