

## 3 Bedroom Apartment for Sale in Germasogeia - Tourist Area, Limassol District

LARGE THREE BEDROOM PENTHOUSE IN COMPLEX IN GERMASOGIA TOURIS AREA 50 METERS FROM THE BEACH 

Experience luxury living in this stylish and spacious penthouse, located in the heart of the vibrant Germasogeia Tourist Area. This unique property combines modern design, sustainability, and an unbeatable location.

### Key Features:

- Covered Living Area: 140 m<sup>2</sup>
- Outdoor Spaces:
  - 22 m<sup>2</sup> covered veranda
  - 135 m<sup>2</sup> expansive roof garden for relaxation and entertainment
- Layout:
  - 3 spacious bedrooms offering comfort and privacy
  - 3 modern bathrooms (including 1 shower)
  - Bright and spacious living room with abundant...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>140</b>	Reference Number
Furnishing	<b>Furnished</b>	Property type
Heating	<b>Central Heating, Yes</b>	Condition
	Pool	Bathrooms
	Parking	View
	<b>Yes</b>	<b>27306</b>
	<b>Covered, Yes</b>	<b>Apartment</b>
		<b>Pre-Owned</b>
		<b>3</b>
		<b>City view</b>

Amenities	Location	
• Guest WC	<b>Location:</b> Germasogeia - Tourist Area Coordinates: <b>34.693273712454 / 33.078283913115</b>	Region: <b>Limassol</b>

## Price: €775 000 + VAT

VAT for this property is **€38,750** or **€147,250**. 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 Price per SQM	<b>~€27 600.00</b> <b>€5 536.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## 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

€695 000 on Nov 19, 2024  
€645 000 on Nov 18, 2025  
€850 000 on Dec 30, 2025  
€775 000 on Jan 27, 2026







