

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

Enjoy an ultimate dream home that boasts an open air swimming pool with carefully manicured gardens, overlooking a city of dreams. Luxurious penthouses offer beautifully designed private swimming pools with comfortable lounge roof terraces and stunning views of the dazzling city itself.



A world of luxury, leisure and entertainment is nestled in a quiet neighborhood of Germasogeia. From sports to active pursuits to culture and business, this is more than just a place to live! Here residences will have access to a Mediterranean resort at their doorsteps, from your personal well-being and fitness to recharging and revitalizing, you will have it all.

Germasogeia is well known fo...

### Property Info

Covered Area	<b>156</b>
Covered Veranda	<b>32</b>
Uncovered Veranda	<b>100</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Energy Efficiency	<b>A</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>2636</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>

### Amenities

### Location

Aug 2, 2025

1/6

<https://index.cy/sale/7387379>



- Roof Garden

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.702953193085 / 33.089838632238**

[www.index.cy](http://www.index.cy) - All Cyprus Real Estate

## Price: €1 550 000 + VAT

VAT for this property is **€85,846** or **€294,500**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€9 936.00/m²</b>		

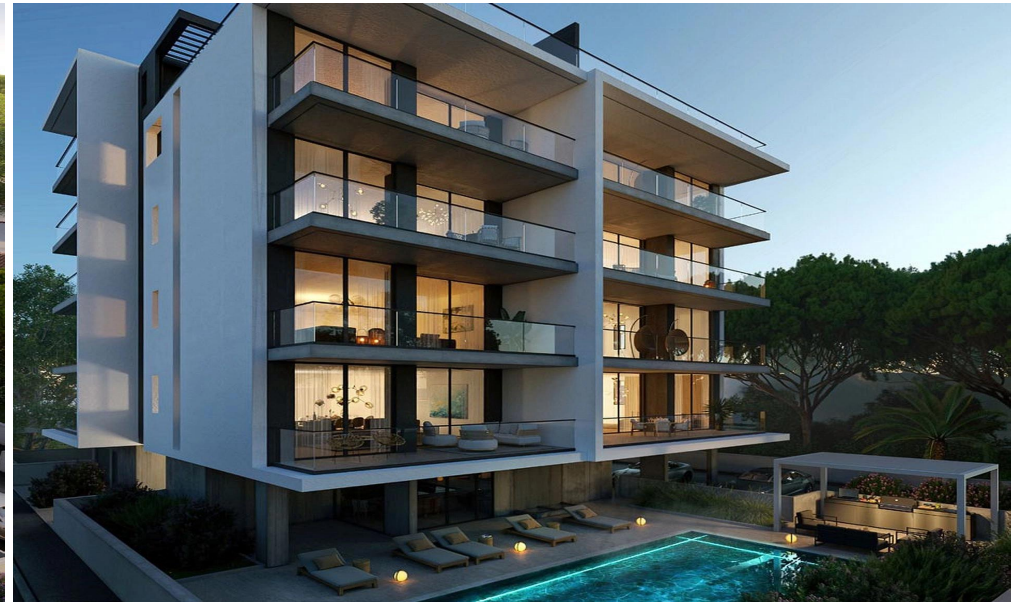
## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
Phone: <b>+35725255505, +35794001333</b>			

## Price change history

€1 550 000 on May 14, 2025





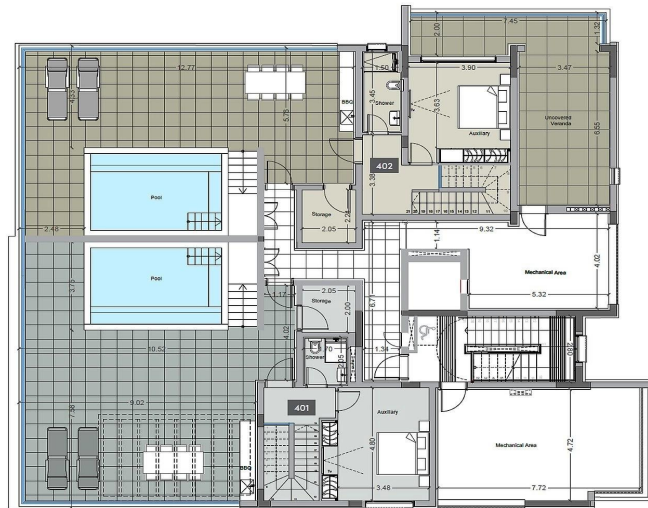






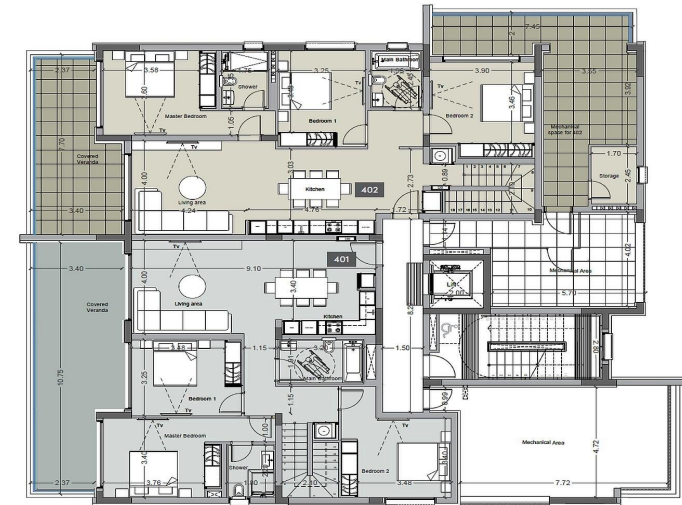
roof garden

UNIT Nº	TOTAL AREA M²
401	103.87
402	98.43



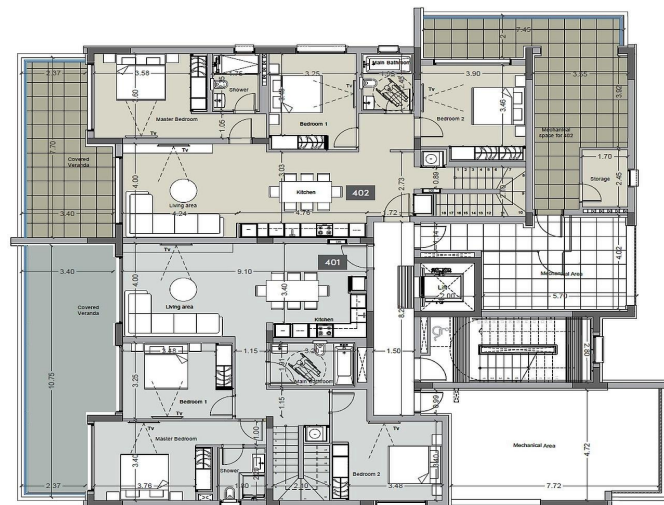
4th floor

UNIT N°	TOTAL AREA M <sup>2</sup>
401	343.78
402	414.79



4th floor

UNIT Nº	TOTAL AREA M²
401	343.78
402	414.79



### Ground floor

