

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

This stylish three-bedroom penthouse offers a perfect mix of comfort, elegance, and smart living in a boutique building of just 12 residences. Positioned on the top floor, it enjoys enhanced privacy, elevated views, and exclusive access to premium features. X

### Key Features:

- Open-plan layout with high ceilings (+3m)
- Floor-to-ceiling thermal aluminum sliding doors
- Expansive veranda with panoramic city views
- Central VRV air-conditioning
- Photovoltaic system with net metering
- EV charging provision
- Face recognition video entry
- Energy-efficient heat pump boiler

Shared Amenit...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>164</b>	
Covered Veranda	<b>49</b>	
Uncovered Veranda	<b>5</b>	
Floor Number	<b>4</b>	
Total Number of Floors	<b>4</b>	
Amenities	Location	
• Roof Garden	<b>Location:</b> Germasogeia Coordinates: <b>34.702326947016 / 33.083996772766</b>	<b>Region: Limassol</b>

## Price: €1 200 000 + VAT

VAT for this property is **€74,341** or **€228,000**. 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>~€44 600.00</b> <b>€7 317.00/m<sup>2</sup></b>	Common expenses	<b>None</b>
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## Representative: RealDeal Estates

Registration number	<b>1311</b>	Email	<b>info@realdeal.cy</b>
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## Price change history

€1 070 000 on Jul 3, 2025

€1 200 000 on Jan 13, 2026





