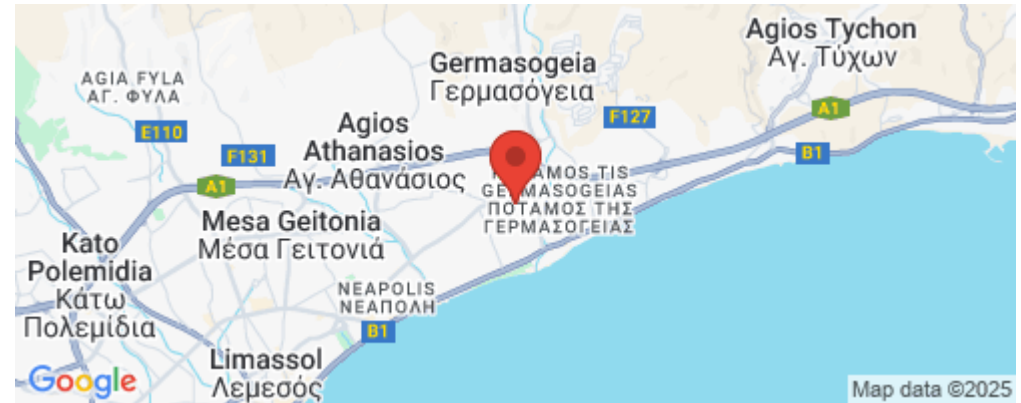


## 3 Bedroom Apartment for Sale in Germasogeia, Limassol District

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.



### 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	156				
Covered Veranda	38			Reference Number	7417
Uncovered Veranda	8	Pool	Common, Yes	Property type	Apartment
Floor Number	4	Parking	Covered, Yes	Bathrooms	2
Total Number of Floors	4				

## Amenities

- Roof Garden

## Location

**Location:** Germasogeia

Region: **Limassol**Coordinates: **34.702326947016** / **33.083996772766**

**Price: €1 090 000 + VAT**

VAT for this property is **€60,369** or **€207,100**. 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>~€40 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€6 987.00/m<sup>2</sup></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**

€1 090 000 on Jul 3, 2025





