

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

This refined two-bedroom penthouse blends minimalist design with modern comfort in a boutique building of just 12 residences. Inspired by Japanese simplicity, it offers a calm and private living experience — elevated by a spacious private roof garden, ideal for relaxing or entertaining with panoramic views.



### Key Features:

- Open-plan layout with high ceilings (+3m)
- Floor-to-ceiling thermal aluminum sliding doors
- Private roof garden with panoramic views
- Central VRV air-conditioning
- Photovoltaic system with net metering
- EV charging provision
- Face recognition video entry
- Ener...

Property Info	Plot / Area Info	Additional info
Covered Area	<b>78</b>	
Covered Veranda	<b>15</b>	Reference Number
Floor Number	<b>4</b>	<b>7429</b>
Total Number of Floors	<b>4</b>	Property type
		<b>Apartment</b>
		Bathrooms
		<b>1</b>

Amenities	Location	
• Roof Garden	<b>Location:</b> Germasogeia Coordinates: <b>34.698613475044 / 33.076561698789</b>	Region: <b>Limassol</b>

## Price: €640 000 + VAT

VAT for this property is **€32,000** or **€121,600**. 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>~€22 200.00</b> <b>€8 205.00/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>
License number	<b>347/E</b>	Legal name	<b>Esperia Estates (Limassol-Paphos) Limited</b>
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## Price change history

€600 000 on Jul 4, 2025

€640 000 on Aug 2, 2025





