

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

Covered Area	78
Covered Veranda	15
Floor Number	4
Total Number of Floors	4

Plot / Area Info

Pool	Common, Yes
Parking	Covered, Yes

Additional info

Reference Number	7429
Property type	Apartment
Bathrooms	1

Amenities

Location



- Roof Garden

**Location:** Germasogeia

Region: **Limassol**

Coordinates: **34.698613475044 / 33.076561698789**

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

## 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	<b>~€22 200.00</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€8 205.00/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

€600 000 on Jul 4, 2025  
 €640 000 on Aug 2, 2025











