

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 | 98 | |
| Covered Veranda | 21 | Reference Number |
| Floor Number | 4 | Property type |
| Total Number of Floors | 4 | Bathrooms |
| | | 7430 |
| | | Apartment |
| | | 2 |

| Amenities | Location | |
|---------------|---|-------------------------|
| • Roof Garden | Location: Germasogeia Coordinates: 34.698613475044 / 33.076561698789 | Region: Limassol |

Price: €790 000 + VAT

VAT for this property is **€39,500** or **€150,100**. 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.

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|-----|-----------------|-------------------------------------|--|-----------------|-------------|
| VAT | Excluded | Title transfer fee Price per SQM | ~€28 200.00 €8 061.00/m² | Common expenses | None |
|-----|-----------------|-------------------------------------|--|-----------------|-------------|

Representative: RealDeal Estates

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|--|--------------|------------|--|
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| License number | 347/E | Legal name | Esperia Estates (Limassol-Paphos) Limited |
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Price change history

€800 000 on Jul 4, 2025

€790 000 on Aug 2, 2025





