


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

This exceptional three-bedroom penthouse is located in a prestigious low-rise development just steps from Dasoudi Beach, offering direct access to the area's scenic eucalyptus park, cycling paths, and beachfront restaurants. Nestled in one of Limassol's most desirable coastal neighborhoods, it combines elegance, privacy, and the ultimate Mediterranean lifestyle. 

The penthouse features expansive living spaces with three-meter ceilings, water-based underfloor heating, and a cutting-edge VRV air-conditioning system for maximum comfort and energy efficiency. The open-plan layout flows seamlessly onto spacious covered verandas, while the private rooftop terrace boasts a swimming...

### Property Info

Covered Area	<b>172</b>
Covered Veranda	<b>49</b>
Floor Number	<b>4</b>
Total Number of Floors	<b>4</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
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### Additional info

Reference Number	<b>7539</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>3</b>
View	<b>Sea view</b>

### Amenities

- Roof Garden

### Location

**Location:** Germasogeia  
**Coordinates:** **34.695517317576 / 33.082365984979**

Region: **Limassol**

## Price: €2 300 000 + VAT

VAT for this property is **€156,186** or **€437,000**. 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	<b>None</b>	Common expenses	<b>None</b>
		Price per SQM	<b>€13 372.00/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>
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## Price change history

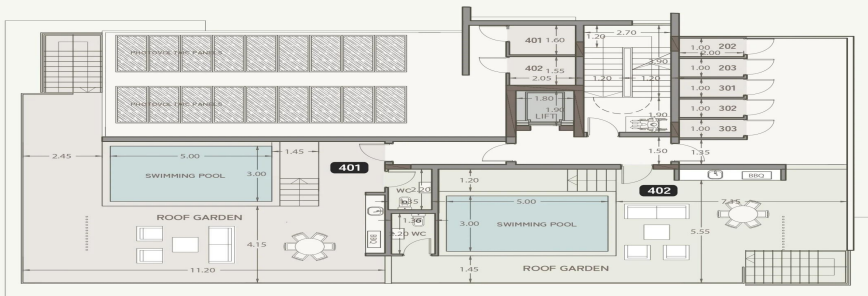
€2 300 000 on Jul 9, 2025







■ ROOF TERRACE



ROOF TERRACE	TOTAL AREA M <sup>2</sup>
401	106
402	87

■ FLOOR 4



	TOTAL AREA M <sup>2</sup>
401	282
402	219