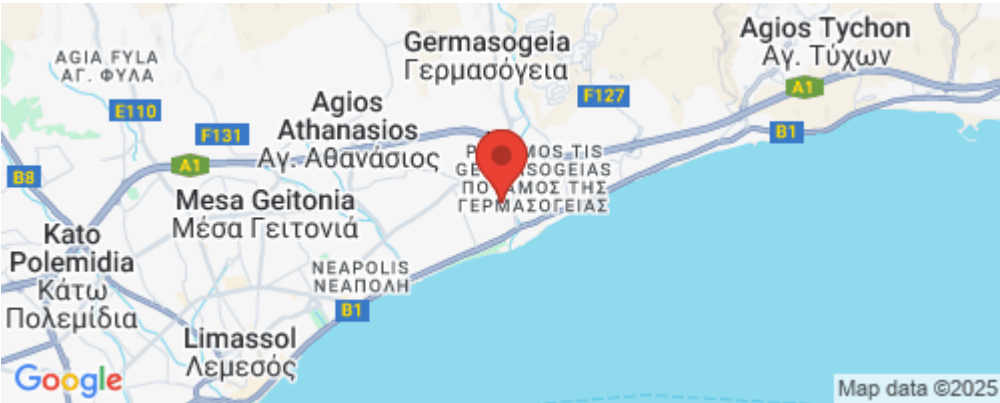


3 Bedroom Apartment for Sale in Germasogeia, Limassol District

This exclusive three-bedroom ground floor apartment is part of a premium residential complex located just 500 meters from the scenic Dasoudi Beach in Limassol’s vibrant tourist area. Offering the perfect blend of luxury, privacy, and comfort, the apartment features its own private swimming pool and landscaped garden — a rare find in such a central coastal location.



Designed with clean architectural lines and floor-to-ceiling glass facades, the residence is both visually striking and functionally refined. The interior, crafted by Italian designers, boasts spacious layouts, 4-meter ceilings, and high-end finishes throughout. A built-in VRV air-conditioning system, underfloor wate...

| Property Info          |  | Plot / Area Info |                  | Additional info  |                    |
|------------------------|--|------------------|------------------|------------------|--------------------|
| Covered Area           | 165  | Pool             | Common, Yes      | Reference Number | 7574               |
| Covered Veranda        | 30   |                  |                  | Property type    | Apartment          |
| Uncovered Veranda      | 83   |                  |                  | Condition        | Under Construction |
| Total Number of Floors | 4  |                  |                  | Bathrooms        | 3                  |
| Heating                | Underfloor Heating, Yes                        |                  |                  |                  |                    |
| Air Conditioning       | All rooms, Yes                                 |                  |                  |                  |                    |
| Amenities              | Location                                       |                  |                  |                  |                    |
| • Elevator             | Location: Germasogeia                          |                  | Region: Limassol |                  |                    |
|                        | Coordinates: 34.699539653485 / 33.085895767337 |                  |                  |                  |                    |

## Price: €3 400 000 + VAT

VAT for this property is **€213,273** or **€646,000**. 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>€20 606.00/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

€3 400 000 on Jul 10, 2025





