

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

Three Bedroom Duplex Apartment for Sale in Germasogeia area, Limassol. It is situated in exclusive area of Limassol. A cool, clean design in an exclusive neighborhood. Quiet surroundings, proximity to the sea and city amenities provide the ideal conditions for happy family living, with the sandy beaches of Dasoudi Park located 300 meters to the south and the busy commercial Kolonakiou Avenue 300 meters.



Apartment for sale in Germasogeia area, Limassol. It is extended between second and third floor. The main floor consists of living-dining area, separate kitchen, one guest toilet, master en suite bedroom, storage, covered veranda (front side) and covered/uncovered veranda (back side).

### Property Info

Covered Area	<b>148</b>
Heating	<b>Underfloor Heating, Yes</b>
Air Conditioning	<b>All rooms, Yes</b>

### Plot / Area Info

Pool	<b>Yes</b>
Parking	<b>Covered, Yes</b>

### Additional info

Reference Number	<b>52738</b>
Property type	<b>Apartment</b>
Condition	<b>Brand New</b>
Bathrooms	<b>3</b>
View	<b>City view</b>

### Amenities

- Guest WC

### Location

**Location:** Germasogeia  
**Coordinates:** **34.695733776132 / 33.077077056659**

**Region:** **Limassol**

**Price: €1 705 000 + VAT**

VAT for this property is **€85,250** or **€323,950**. 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>€11 520.00/m<sup>2</sup></b>		

**Representative: Kalogirou Real Estate**

Registration number	<b>1104</b>	Email	<b>info@kalogirourealestate.com</b>
License number	<b>569/E</b>	Legal name	<b>N/A</b>
Phone: +35724003723			

**Price change history**

€1 705 000 on Aug 15, 2025







**FLOOR PLAN**

1ST FLOOR

**TWO-BEDROOM SIMPLEX APARTMENTS**

Indoor Area	85 m <sup>2</sup>
Covered Veranda	14 m <sup>2</sup>
Uncovered Veranda	-
Common Area Share	14 m <sup>2</sup>
Store Room	6 m <sup>2</sup>
Total Covered Area	119 m <sup>2</sup>
Restrooms	2
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1

**TYPE A**

**FLOOR PLAN**

1ST FLOOR

**THREE-BEDROOM SIMPLEX APARTMENTS**

Indoor Area	125 m <sup>2</sup>
Covered Veranda	28 m <sup>2</sup>
Uncovered Veranda	39 m <sup>2</sup>
Common Area Share	20 m <sup>2</sup>
Store Room	6 m <sup>2</sup>
Total Covered Area	179 m <sup>2</sup>
Restrooms	2
Private Pool	YES
Jacuzzi	NO
Roof Garden	NO
Fireplace	YES
Parking Spaces	1

**TYPE B**

FLOOR PLANS

2ND FLOOR

3RD FLOOR

TYPE C

THREE-BEDROOM DUPLEX APARTMENTS

Indoor Area	148 m <sup>2</sup>
Covered Veranda	53 m <sup>2</sup>
Uncovered Veranda	12 m <sup>2</sup>
Common Area Share	24 m <sup>2</sup>
Store Room	9 m <sup>2</sup>
Total Covered Area	233 m <sup>2</sup>
Restrooms	4
Private Pool	NO
Jacuzzi	NO
Roof Garden	NO
Fireplace	NO
Parking Spaces	1

2ND FLOOR

3RD FLOOR

TYPE C

FLOOR PLANS

3RD FLOOR

4TH FLOOR

5TH FLOOR ROOF TERRACE

TYPE D

THREE-BEDROOM TRIPLEX PENTHOUSES

Indoor Area	175 m <sup>2</sup>
Covered Veranda	40 m <sup>2</sup>
Uncovered Veranda	68 m <sup>2</sup>
Common Area Share	28 m <sup>2</sup>
Store Room	6 m <sup>2</sup>
Total Covered Area	249 m <sup>2</sup>
Restrooms	5
Private Pool	NO
Jacuzzi	YES
Roof Garden	YES
Fireplace	NO
Parking Spaces	2

3RD FLOOR

4TH FLOOR

5TH FLOOR ROOF TERRACE

TYPE D

Aug 17, 2025

5/5

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