

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

Top Floor, Three Bedroom Flat with Roof Garden in Germasogeia, 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.



Fourth floor apartment for sale in Germasogeia area, Limassol. It consists of an open plan kitchen, living, dining area, a main bathroom, three bedrooms, en suite master bedroom, covered veranda and roof garden. The roof garden consists of big veranda area with city view and prov...

#### Property Info

#### Plot / Area Info

#### Additional info

Covered Area **125**  
 Heating **Underfloor Heating, Yes**  
 Air Conditioning **All rooms, Yes**

Pool **Yes**  
 Parking **Covered, Yes**

Reference Number **52745**  
 Property type **Apartment**  
 Condition **Brand New**  
 Bathrooms **2**  
 View **City view**

#### Amenities

#### Location

- Elevator

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

Region: **Limassol**

## Price: €1 595 000 + VAT

VAT for this property is **€79,750** or **€303,050**. 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>€12 760.00/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: <b>+35724003723</b> |              |            |                                     |

## Price change history

€1 595 000 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



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## 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

**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

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### FLOOR PLANS

**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

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