

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

Lavish, Top Floor, 3- 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...

#### 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 **52747**  
 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

2ND FLOOR

3RD FLOOR

### 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



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## FLOOR PLANS

3RD FLOOR

4TH FLOOR

5TH FLOOR  
ROOF TERRACE

### 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



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