

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

Situated in a quiet, secure neighborhood just minutes from the beach and all city conveniences, this stylish three-bedroom penthouse blends contemporary design, comfort, and smart functionality. Its spacious layout features a bright open-plan living area, well-proportioned bedrooms, and a large covered veranda — perfect for year-round al fresco dining and relaxation.



Residents benefit from a gated landscaped courtyard with a private swimming pool, covered parking, and a dedicated storage room. Built with premium European materials and equipped with energy-efficient technologies, the property offers durability, comfort, and cost-efficiency. This penthouse is a perfect balance of e...

### Property Info

Covered Area	<b>143</b>
Covered Veranda	<b>32</b>
Floor Number	<b>3</b>
Total Number of Floors	<b>3</b>
Heating	<b>Underfloor Heating, Yes</b>

### Plot / Area Info

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

### Additional info

Reference Number	<b>8564</b>
Property type	<b>Apartment</b>
Condition	<b>Under Construction</b>
Bathrooms	<b>2</b>

### Amenities

- Roof Garden

### Location

**Location:** Germasogeia  
**Coordinates:** **34.70397634548 / 33.086228380078**  
 Region: **Limassol**

## Price: €1 370 000 + VAT

VAT for this property is **€68,500** or **€260,300**. 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>€9 580.00/m²</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

€1 260 000 on Aug 16, 2025

€1 370 000 on Oct 11, 2025





**Floor plans**  
**Block B**  
Roof Floor

